

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 20, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Massey, Pendakur, Rankin &  
Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: R. Henry

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber students from Vancouver City College, under the direction of Mrs. Betsy McDonald.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the items proposed for 'In Camera' consideration later this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,  
SECONDED by Ald. Hardwick,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated November 6, 1973, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
SECONDED by Ald. Pendakur,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

REPORT REFERENCE

1. False Creek Policies and  
Area 6 Development

Council received a Report Reference by Mr. N. Griggs and Mr. D. Hickley, members of the Planning Department, Mr. R. Henriquez, Architectural Consultant to the False Creek Planning Team, Mr. E. D. Sutcliffe, Special Consultant, and the Director of Finance.

The Report Reference was in further explanation of the following reports:

- Special Committee on False Creek dated November 20, 1973.
- Director of Finance and E.D. Sutcliffe's report dated November 16, 1973.

cont'd.....

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REPORT REFERENCE (cont'd.)

1. False Creek Policies and  
Area 6 Development (cont'd.)

- False Creek Policies prepared by the City Planning Department dated November 1973.
- Area Six, the Development Opportunity, prepared by the City Planning Department.

The Council in receiving the Report Reference and dealing with the reports, made certain changes which are reflected in the following motion by Alderman Hardwick:

False Creek Policies

MOVED by Ald. Hardwick,

THAT the policies set out in the report described as "False Creek Policies" dated November 1973, be approved as a basis for the preparation of sub-area concept plans after making the following changes to the report as noted hereunder:

- Carried Unanimously.

- (a) On Page 5, add the words 'except under the bridges' in the paragraph starting 'covered moorage' so as to read:

'Covered moorage (boathouses) will not be permitted in the creek except under the bridges'.

- (b) On Page 5, change the word 'should' to 'may' in the paragraph starting 'persons wishing' so as to read"

'Persons wishing to live aboard their motor or sailing vessels in False Creek, may be permitted to do so.'

- (c) On Page 9, insert the words 'age and incomes' before the word 'mix' in the paragraph starting 'the population mix' so as to read:

'The population age and incomes mix as reflected in the Greater Vancouver region be adopted as a basin wide objective.'

- (d) On Page 9, in the paragraph starting 'ownership', add the words 'on the understanding that on City land it shall be leased land' after the word 'encouraged' so as to read:

'Ownership of residential units should be encouraged, on the understanding that on City land it shall be leased land.'

- (e) On Page 11, delete the last sentence in the paragraph commencing 'acceptance' so as to read:

'Acceptance of any proposal shall be dependent upon the overall design approved by Council, such overall design meeting the criteria outlined above.'

- (f) On Page 19, change the paragraph commencing with the word 'wholesale' to read as follows:

'Wholesale and distribution facilities which need to be adjacent to downtown should be principally east of Cambie Street, preferably east of Main Street and should preferably not be on the waterfront.'

cont'd.....

REPORT REFERENCE (cont'd)

False Creek Policies and  
Area 6 Development (cont'd)

(g) On Page 23, delete the following sentence in the fifth line of the paragraph commencing 'bridge crossings':

'At the same time, when and if the opportunity presents itself, existing bridge crossings should be replaced with tunnels.'

so that the paragraph reads as follows:

'Bridge crossings over False Creek have an overwhelming effect on a wide range of community values e.g. views, noise, community structure, etc. Bridge crossings on new alignments will not be acceptable. The same time the detrimental effects must be treated to ensure the best liveability standards in the new developments.'

(h) On Page 25, change the first policy stated so that it reads:

'The removal of the Kitsilano Trestle is the top priority.'

- CARRIED UNANIMOUSLY

Area Six Development

MOVED by Ald. Hardwick,

THAT the seven recommendations shown on Page 5 of the report "Area Six the Development Opportunity" be adopted.

FURTHER THAT the Development Consultant prepare detailed procedural plans for the physical, social and economic development for the first stage, for report back to Council.

FURTHER THAT the Director of Planning make application to rezone the lands involved in the first phase of the development.

- CARRIED UNANIMOUSLY.

False Creek Development Financial Implications

The Director of Finance requested that the land costs shown under the heading "Park Land" in his report of November 16, 1973, be changed to read as follows:

From:\$ 387,000	To: \$ 250,000
2,883,000	3,000,000
4,185,000	4,700,000

MOVED by Ald. Hardwick,

THAT the report of the Director of Finance and the Special Consultant dated November 16, 1973, be received for information.

- CARRIED UNANIMOUSLY.

Reports of the City Planning Commission  
re False Creek

During consideration of the foregoing matter, Council noted a report dated November 16, 1973, from the City Planning Commission concerning False Creek Development and a further report also dated November 16, 1973, being a summary report as a result of the False Creek Review Panels.

MOVED by Ald. Hardwick,

THAT the foregoing reports from the City Planning Commission dated November 16, 1973, be received and the report on the False Creek Development be referred to the Special Committee of Council re False Creek.

- CARRIED UNANIMOUSLY.

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The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:10 p.m. in the Council Chamber, with the same personnel present.

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#### UNFINISHED BUSINESS

##### 1. 122-126 West Hastings Street

At the Council meeting on November 6, 1973, the Corporation Counsel was requested to report to this meeting as to whether the proposed development at 122-126 West Hastings Street is a conditional use or not. The Design Panel was also invited to be present and comment on the matter.

Council noted a letter from the Corporation Counsel advising that he was exchanging correspondence on the legal aspects with the Solicitor involved and therefore was unable to report this day.

MOVED by Ald. Bowers,  
THAT this matter be tabled.

- CARRIED UNANIMOUSLY.

#### BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

##### A. BOARD OF ADMINISTRATION General Report, November 16, 1973

##### Harbours and Parks Matters (November 16, 1973)

With the agreement of Council, the agenda was varied to consider the matter of Renovations to Jericho Officers' Mess.

Circulated this day, was a detailed information sheet from the Park Board dated November 20, 1973, on the proposed capital expenditure, operating costs, and the justification for expanding the recreation facilities.

MOVED by Ald. Bowers,  
THAT an allocation of \$75,000 as requested by the Park Board for the Renovations to the Jericho Officers' Mess, be approved on the understanding that one-third of the costs would be recovered from the Provincial Government.

- CARRIED UNANIMOUSLY.

#### COMMUNICATIONS OR PETITIONS

##### 1. Advisory Committee to Interim Detoxification Unit

Under date of November 8, 1973, the Mayor submitted a letter recommending that Alderman Rankin be the Council appointee to the Advisory Committee of the Interim Detoxification Unit. This was pursuant to an action taken by Council on October 23, 1973 when Council considered a special report on detoxification. The Mayor requested that Alderman Harcourt be also added to the Committee.

MOVED by Ald. Linnell,  
THAT Aldermen Rankin and Harcourt be the Council appointees to the Advisory Committee of the Interim Detoxification Unit.

- CARRIED UNANIMOUSLY.

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COMMUNICATIONS OR PETITIONS (cont'd.)

2. Change of Starting Time re  
November 27, 1973 Council

MOVED by Ald. Bowers,

THAT the next regular meeting of Council on Tuesday, November 27, 1973, commence at 1:30 p.m. in No. 1 Committee Room to study development proposals re Blocks 51/61/71 in accordance with the recommendation of the Mayor contained in his letter of November 9, 1973.

- CARRIED UNANIMOUSLY.

3. 8th World Congress of the  
United Towns Organization,  
Dakar, Senegal

The Council noted a letter from the 8th World Congress of the United Towns Organization inviting Council to take part in the Congress which will be held December 26 - 29, 1973 in Dakar, Senegal.

MOVED by Ald. Bowers,

THAT the communication be received.

- CARRIED UNANIMOUSLY.

4. Community Music School - Vanier Park

Council noted the following letter from the Mayor dated November 13, 1973:

" On September 18th, 1973 Council passed the following resolution:

"That the proposal of the Community Music School be referred to the parties in the area for consideration at a meeting of various parties to be arranged by the Director of Planning & Civic Development, in the Museum-Planetarium complex, for report back to Council; that in the meantime the Corporation Counsel confirm this proposed use as within the terms of the lease, and finally that the Park Board be asked to comment on the proposal of the Community Music School."

The meeting in the area was held and the residents evidently approved the plans of the Community Music School. A copy of the letter from Mrs. William Smith, representative of the area residents, is attached. You will note that she stresses that the residents would like to see an early completion of the renovation plans of the Community Music School. They would also like to have Chestnut Street widened and a sidewalk installed.

The report of the Corporation Counsel is also attached and it indicates that the lessor (the Federal Government) will have to give prior written consent before we can sub-lease the premises to any other party. We will also have to turn over 75% of all rent (75¢ per year).

A copy of the comments of the Park Board is also attached as per the Council resolution. Reference is made in their letter to the desire of Alderman Volrich to investigate the feasibility of a multi-cultural centre that could include the Community Music School. This is a mistaken impression. The multi-cultural centre that Alderman Volrich is investigating could not possibly include the Community Music School and does not contemplate using Building 14. Alderman Volrich should still meet with Commissioner Robertson to discuss the possibility of locating a multi-cultural centre in the Vanier Park area but this possibility should not be confused with

cont'd.....

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COMMUNICATIONS OR PETITIONS (cont'd.)

4. Community Music School - Vanier Park (cont'd.)

the Community Music School project.

I would therefore like to recommend the following:

- a) the Corporation Counsel be asked to communicate with the appropriate Federal department to request their written consent to the sub-lease of the Building 14 to the Community Music School,
- b) that the Engineering Department be asked to report back on the widening of Chestnut Street and the installation of appropriate sidewalks,
- c) that Alderman Volrich meet with the Park Board representative to discuss the possible location of a multi-cultural centre in Vanier Park and to include in those discussions the wishes of the Asian Arts group to be located in the area,
- d) that subject to Federal approval, as in (a) above, Council agree to lease Building 14 to the Community Music School in accordance with the following conditions:
  - i) that the Community Music School of Greater Vancouver have the right to reconstruct and use Building 14 for the purposes of the School,
  - ii) that the term of lease granted by the City be from December 31, 1974 through to December 31, 1995 at a rental fee of \$1.00 per annum,
  - iii) that the lease conditions be contingent upon the ability of the Community Music School to demonstrate its capacity to finance the reconstruction of Building 14 by December 31st, 1974. "

MOVED by Ald. Bowers,

THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY.

5. Proposed Burrard-Arbutus Connector

MOVED by Ald. Linnell,

THAT the request of the Kitsilano Ratepayers' Association to appear as a delegation later this day, to speak to the matter of the proposed Burrard-Arbutus Connector, be granted.

- CARRIED UNANIMOUSLY.

6. Burrard-Arbutus Connector

MOVED by Ald. Linnell,

THAT the letter from the Vancouver City Planning Commission dated November 14, 1973, with respect to the Burrard-Arbutus Connector be deferred for consideration after hearing delegations on the topic later this day.

- CARRIED UNANIMOUSLY.

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COMMUNICATIONS OR PETITIONS (cont'd.)

7. Rezoning - Kitsilano Area

Council noted a letter dated November 16, 1973, from the West Broadway Citizens Committee proposing rezoning the RM-3 Multiple Dwelling District in Kitsilano to RM-3A. The Organization requested permission to be heard on the matter later this day.

MOVED by Ald. Harcourt,

THAT the West Broadway Citizens Committee be heard as a delegation this evening at 7:30. (amended)

MOVED by Ald. Bowers in Amendment,

THAT all the words after the word "delegation" be struck and the following words be substituted:

"at the next Regular Council meeting when a report on the rezoning of Kitsilano area is before Council".

- Carried.

(Aldermen Harcourt, Massey and Rankin voted against the amendment).

The Amendment having carried, the motion as amended, reading as follows, was put and - CARRIED.

THAT the West Broadway Citizens Committee be heard as a delegation at the next Regular Council meeting when a report on the rezoning of Kitsilano area is before Council.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

A. BOARD OF ADMINISTRATION

General Report, November 16, 1973 (cont'd.)

Works and Utility Matters

The Council considered this report of the Board of Administration which contains three clauses, identified as follows:

- Cl. 1: Closure of Lane South of Broadway, East of Clark Drive - Queen Alexandra School
- Cl. 2: Closure of the North 7 Feet of Each of Lots 9 and 10, Block 52, D.L. 196 - South Side of Powell Street, East of Princess Street
- Cl. 3: Rental of Festoon Lights to 1973 Christmas Carol Ship Committee

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the Board of Administration contained in the above noted clauses, be approved.

- CARRIED UNANIMOUSLY.

Clause 3 - Rental of Festoon Lights to 1973 Christmas Carol Ship Committee

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in this clause dealing with Rental of Festoon Lights, be approved, and that \$160.00, equivalent to the rental charge, be granted to the 1973 Carol Ship Committee.

- CARRIED BY THE REQUIRED MAJORITY.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Building & Planning Matters

The Council considered this report of the Board of Administration which contains two clauses, identified as follows:

- Cl. 1: Change of Name: Department of  
Planning and Civic Development
- Cl. 2: Strata Title Application - New Construction  
Location: 2424 Cypress Street

The Council took action as follows:

Clause 1 - Change of Name: Department of  
Planning and Civic Development

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Strata Title Application -  
New Construction - 2424 Cypress Street  
Block Brothers Contractors Ltd.

In considering this clause, the Director of Finance advised that he had requested from Block Brothers Contractors Ltd. a revised prospectus which has now been received and is satisfactory.

MOVED by Ald. Harcourt,

THAT the application of Block Brothers Contractors Ltd. under the Strata Titles Act re new apartment development at 2424 Cypress Street, be approved, subject to application of relevant City By-laws and subject to the new prospectus meeting with the approval of the Director of Finance.

- CARRIED UNANIMOUSLY.

Finance Matters

The Council considered this report of the Board of Administration which contains ten clauses, identified as follows:

- Cl. 1: Investment Matters (Various Funds)  
September, 1973
- Cl. 2: Telephone Equipment at 1530 West 8th Avenue  
and 10th and Maple Street (Health and  
Welfare Department)
- Cl. 3: Tender Awards
- Cl. 4: Luncheon Request - B.C. Volleyball Assoc.
- Cl. 5: Fairview Local Area Planning: Immediate  
Staff Needs
- Cl. 6: Streets Capital Funds Transferred to  
"Subject to Varying"
- Cl. 7: Quarterly Review of Revenues and  
Expenditures as at September 30, 1973
- Cl. 8: Contingency Reserve
- Cl. 9: Luncheon Request - Catholic Women's  
League of Canada
- Cl. 10: Extension of Temporary Help, Office of  
City Engineer - Files Consolidation

The Council took action as follows:

cont'd.....



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Finance Matters (cont'd.)

Clauses 1, 2 and 3

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in clauses 1 and 2 be approved and that clause 3 be received for information.

- CARRIED UNANIMOUSLY.

Clause 4 - Luncheon Request - B.C. Volleyball Association

MOVED by Ald. Bowers,

THAT no action be taken on the request from the B.C. Volleyball Association.

- CARRIED UNANIMOUSLY.

Clause 5 - Fairview Local Area Planning: Immediate Staff Needs

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clauses 6, 7 and 8

MOVED by Ald. Bowers,

THAT the information submitted in Clause 6 be received, the recommendation of the Board of Administration contained in Clause 7 be approved, and the information submitted in Clause 8 be received.

- CARRIED UNANIMOUSLY.

Clause 9 - Luncheon Request - Catholic Women's League of Canada

MOVED by Ald. Bowers,

THAT no action be taken on the Luncheon Request from the Catholic Women's League of Canada.

- CARRIED UNANIMOUSLY.

Clause 10 - Extension of Temporary Help, Office of City Engineer - Files Consolidation

MOVED by Ald. Pendakur,

THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Personnel Matters (November 16, 1973)

Provincial Committee for Courts Managements Studies

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in this report, be approved.

- CARRIED UNANIMOUSLY.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Property Matters (November 16, 1973)

The Council considered this report of the Board of Administration which contains 11 clauses identified as follows:

- Cl. 1: Acquisition for Re-Plotting Purposes  
603 East 5th Avenue
- Cl. 2: Lease Renewal Situated East and West  
Sides of Arbutus Street between 15th  
and 16th Avenues
- Cl. 3: Maintenance of City-owned Properties
- Cl. 4: Acquisition for Park Site #10 -  
Mount Pleasant
- Cl. 5: Option to Repurchase Lot 19 of Lot X,  
Blocks 1 & 2, D.L. 311 - S/W Corner  
65th Avenue & Cambie Street
- Cl. 6: Point Grey Road Development of Park Land
- Cl. 7: West-End School and Park Site #7  
Block 22, D.L. 185
- Cl. 8: Acquisition Britannia Community Services  
Centre Site - 1643 William Street
- Cl. 9: Acquisition for Knight Street Widening  
25th Avenue to 33rd Avenue
- Cl.10: Acquisition for Britannia Community  
Services Centre - 1637 Parker Street
- Cl.11: Acquisition of 517-519 Hamilton Street,  
Lots 11 & 12, Blk. 36, D.L. 541

The Council took action as follows:

Clauses 1 - 5

MOVED by Ald. Harcourt,  
THAT the recommendations of the Board of Administration contained  
in Clauses 1 to 5 inclusive of the report be approved.

- CARRIED UNANIMOUSLY.

Clause 6 - Point Grey Road Development  
of Park Land

MOVED by Ald. Hardwick,  
THAT this clause be deferred pending the hearing of a delegation  
as requested.

- CARRIED UNANIMOUSLY.

Clause 7 - West-End School and  
Park Site #7

MOVED by Ald. Hardwick,  
THAT the Supervisor of Property & Insurance, in consultation with  
the Park Board and the School Board, prepare for Council's consideration,  
a program for relocation of all the residents to be displaced by the  
proposed demolition of the buildings on the West End School and Park Site  
#7. This program to take into consideration the opening date of the  
West End Senior Citizens' Housing project.

- CARRIED UNANIMOUSLY.

Clauses 8 to 11 inclusive

MOVED by Ald. Harcourt,  
THAT the recommendations of the Board of Administration contained in  
Clauses 8 to 11 inclusive of the report be approved.

- CARRIED UNANIMOUSLY.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENT REPORT  
November 16, 1973

Building & Planning Matters

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Illegal Suite: Hardship Application  
3255 West 12th Avenue
- Cl. 2: Proposed Resubdivision in Portion  
of Musqueam Indian Reserve
- Cl. 3: Development Permit #61467:  
3596 East Hastings Street
- Cl. 4: Britannia Community Services Centre:  
Ice Rink

The Council took action as follows:

Clause 1 - Illegal Suite: Hardship  
Application - 3255 West 12th Avenue

MOVED by Ald. Volrich,  
THAT the recommendation of the Director of Permits & Licenses contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Proposed Resubdivision in  
Portion of Musqueam Indian Reserve

MOVED by Ald. Hardwick,  
THAT the Approving Officer be advised that Council has no objections to the subdivision plan as described in this clause.

- CARRIED.

(Alderman Volrich was excused from voting on this clause due to his legal involvement with the Indian Band).

Clause 3 - Development Permit #61467:  
3596 East Hastings Street

MOVED by Ald. Linnell,  
THAT the action of Council as recorded in the Minutes of May 29, 1973, giving approval of a Development Permit application for the period June 1, 1973 to September 30, 1973, be confirmed.

- CARRIED UNANIMOUSLY.

Clause 4 - Britannia Community Services  
Centre: Ice Rink

MOVED by Ald. Hardwick,  
THAT the recommendations of the Director of Planning and Civic Development contained in this clause be approved.

FURTHER THAT an application be made to the Provincial Government for a grant from the Community Recreation Facilities Fund.

- CARRIED UNANIMOUSLY.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Licenses & Claims Matters (November 16, 1973)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: License Fees - Hotels and Motels
- Cl. 2: Additional Fees - Swimming Pools

The Council took action as follows:

Clause 1 - License Fees -  
Hotels and Motels

MOVED by Ald. Hardwick,

THAT the recommendation of the Chief License Inspector contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Additional Fees -  
Swimming Pools

MOVED by Ald. Linnell,

THAT the recommendation of the Director of Permits & Licenses contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

C. Additional Staff:  
Personnel Services Department

The Board of Administration, under date of November 16, 1973, submitted the following report:

"The Board of Administration has received the attached report from the Director of Personnel Services wherein he requests an addition of 12 permanent positions to the present authorized complement of 22. A number of the positions requested, for example a Deputy Director, are of a senior and supervisory nature and approval of them would be tantamount to a reorganization of the Department.

Your Board has not had adequate opportunity to review the proposed organization but in any event considers this to be an inappropriate time to implement a reorganization of the Department. One important reason for this is the imminent possibility that the Regional District will assume a significant part of the classification and job evaluation function now performed by the Compensation and Records Division. Another is that with the present Director scheduled to retire in a little more than 2 years, it would seem logical to delay any reorganization until such time as a new Director is appointed.

On the other hand, it is apparent that the Department does not have sufficient staff to cope with the present volume of activity, particularly in the area of staff recruiting. This volume represents a significant increase over previous years and there is no reason to think that the situation is temporary. If Competitions for vacancies are to be handled promptly and related personnel transactions kept up to date, immediate additions to the staff of the Department are essential.

Your Board has reviewed the requests of the Director of Personnel Services and recommends that Council approve the addition of 7 new positions at this time, as follows:

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Additional Staff:

Personnel Services Department (cont'd)

1. EMPLOYMENT SECTION

(a) Personnel Officer: The 52% increase in number of postings in 1973 to date over the same period in 1972 is ample justification for the establishment of an additional position of Personnel Officer in the section. It is recommended that the position be at the Personnel Officer II level.

(b) Personnel Assistant: The increase in postings has been accompanied by a 48.5% increase in applications received and a 10.8% increase in applicants tested. The present permanent complement of two Personnel Assistants I in the section is not sufficient to handle this additional activity. Also, it is evident that there is need for a working supervisor to co-ordinate the activities of the clerical support staff attached to the Employment Section, i.e. the two Personnel Assistants I and a Clerk Typist I. Accordingly, it is recommended that a new position be established at the level of Personnel Assistant II.

(c) Clerk Typist: On June 5, 1973, Council approved the establishment of a Clerk Typist I position for a temporary period of 6 months, subject to a further review at the end of that period. Duties of the position involve routine clerical and typing tasks connected with processing application forms, testing and finalizing Competitions. In view of the continuing high volume of activity, it is recommended that this position be made permanent.

2. TRAINING SECTION

(a) Personnel Officer: In 1972 a Training Co-ordinator was added to the establishment of the Department. Since that time considerable progress has been made in developing a training Policy and Program which has now received the endorsement of the Department Heads. If this program is to be successfully implemented, the Co-ordinator requires additional assistance in designing and conducting training courses and assisting Departments with internal training sessions. It is therefore recommended that one position of Personnel Officer II be added to the Training section.

(b) Personnel Assistant: When the Training Co-ordinator was added to the Department and also, when the Safety Officer position was added in 1971, no provision was made for extra clerical assistance since in the initial stages of these programs it was felt that existing staff could absorb the additional workload. It is now apparent that additional help is needed, particularly for the Training Co-ordinator. It is therefore recommended that a new position of Personnel Assistant I be added to the Training Section. The incumbent would assist the Co-ordinator in setting up and administering training programs and in addition, would be available to provide typing and clerical assistance for the Safety Officer.

3. CLERICAL POOL

Clerk Typist: The Personnel Services Department has for many years maintained a clerical pool, the purpose of which is to provide emergency secretarial and typing services to other City Departments when the situation requires it, e.g. when the user Department is experiencing high absenteeism or has an unusually heavy workload. The work is performed either in the user Department or, in many cases, is sent to the Personnel Services

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Additional Staff:Personnel Services Department (cont'd)

Department for processing. The pool now consists only of one Clerk Stenographer II and one Clerk Typist II and there have been no additions to it since 1958. As a result, the service provided to other Departments is now quite inadequate. It is therefore recommended that an additional Clerk Typist II position be approved for the Pool.

4. RECORDS SECTION

Clerk: Council approved a Clerk II position for this section for a temporary period of one year at its meeting of January 23, 1973. At the time, the Co-ordinator of Data Processing was consulted and felt that the position should only be temporary because of the possibility of computerizing the personnel records system. He now agrees that, due to the continuous increase in volume of work in the section, the position should be made permanent, and it is so recommended.

5. CLASSIFICATION SECTION

There has also been a substantial increase in the volume of activity in the Classification Section during 1973, particularly in the classification of new positions. Under normal circumstances, at least one additional position would be recommended. However, the extent to which the Regional District may assume some of the functions of this section is unclear at this point and your Board is reluctant to endorse any additions at this time. When the situation is clarified, probably in the very near future, it may be necessary to return to Council with a further recommendation regarding this section of the Department.

ESTIMATE OF ADDITIONAL COSTS

<u>Salaries</u>	<u>Dec.1973</u>	<u>1974</u> <u>(at '73 rates)</u>
2 - Personnel Officer II's (P.G.26, \$986-1185)	\$1,972	\$23,758
1 - Personnel Assistant II (P.G.14, \$659-685)**	659	7,934
1 - Clerk Typist I (P.G.5, \$408-470)	Nil*	4,288
1 - Personnel Assistant 1 (P.G.12, \$528-628)	528	6,360
1 - Clerk Typist II (P.G.9, \$470-552)	470	5,659
1 - Clerk II (P.G.12, \$528-628)	Nil*	5,745
	<u>3,629</u>	<u>53,744</u>
Fringe Benefits:	363	5,374
TOTAL:	<u>\$3,992</u>	<u>\$59,118</u>

\* Temporary positions to be made permanent.  
Funds already authorized for 1973 and a portion of 1974.

\*\* Effective range under Personnel Regulation 160-1.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Additional Staff:  
Personnel Services Department (cont'd)

EQUIPMENT

2 - Desks	\$ 860
4 - Steno Desks at \$280	1,120
2 - Swivel Chairs	370
4 - Steno Chairs at \$60	240
3 - Tables at \$105	315
2 - Credenzas	240
4 - Side chairs at \$75	300
4 - Electric typewriters at \$715	<u>2,860</u>
	\$6,305
Tax - 5%	315
TOTAL:	<u>\$6,620</u>

REPORT ON CLASSIFICATION OF POSITIONS

The Director of Personnel Services has reviewed the duties and responsibilities of the proposed new positions and recommends that they be classified as shown in the body of this report.

Five of the positions have been allocated to existing classes. The Personnel Assistant II is a new Class and the Director of Personnel Services recommends that it be rated at Pay Grade 14 (\$574-685). A Class Specification has not yet been prepared but subsequently will be submitted to the Board of Administration for approval in a separate report. Also, it will be necessary to revise the Personnel Officer II Class Specification to include duties relating to Training.

The Business Manager of the V.M.R.E.U. has received a copy of this report and concurs herein (the positions of Personnel Officer II are excluded from Union jurisdiction).

PROVISION OF FUNDS

The Comptroller of Accounts advises that there are insufficient funds in the budget of the Department and that the estimated funds for salaries for the balance of 1973 and the cost of equipment, totalling \$10,612 can be provided from Contingency Reserve.

Your Board RECOMMEND that:

1. Seven additional permanent positions be established in the Personnel Services Department, including two temporary positions which are to be made permanent.
2. No staff be added to the Classification section at this time, but that this situation be reviewed again when the extent of the Regional District's takeover of this function is clarified.
3. The funds required for 1973 be provided from the Contingency Reserve Account.
4. The Construction and Maintenance Division of the Permits and Licenses Department report on space requirements if the additional positions are approved.

MOVED by Ald. Rankin,  
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

Regular Council, November 20, 1973 . . . . . 16

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

D. Burrard-Arbutus Connector

It was agreed to defer the report of the Director of Planning and Civic Development and the City Engineer dated November 16, 1973 on the matter of the Burrard-Arbutus Connector, for consideration later this day.

E. Thunderbird Neighbourhood Planning Project and City-owned Land

The Director of Planning and Civic Development submitted the following report under date of October 25, 1973:

"Council Action Re City-Owned Land Between 2nd and 5th Avenues:

On April 17th, 1973 Council considered a report from the Supervisor of Property and Insurance requesting instructions regarding the procedure to be taken in the marketing of 6.8 acres of vacant City-owned land, consisting of Lots 106, 107 and 108, Section 28, T.H.S.L., between 2nd and 5th Avenues West of the 401 Freeway, now zoned for M-2 Heavy Industrial Use. (See Appendix I for map showing locations of sites referred to in this report.)

It was moved and carried unanimously by City Council,

'THAT this particular property be offered for sale.'

On June 19th, 1973, Council considered a brief from the Thunderbird Neighbourhood Centre Association and supporting letters from the Skeena Terrace Tenant's Association and the Hastings-Sunrise Action Council requesting that this property be developed for parks and recreation purposes. On the same day, Council had before it a delegation request and a Planning Department report on the matter. As per a Planning Department recommendation made at the meeting, Council resolved:

'THAT this whole matter be deferred until various considerations have been given, particularly by the Park Board and the Planning Department;

FURTHER THAT no action be taken on this property until a further report is submitted to Council by the Director of Planning and Civic Development.'

Meeting with Residents; Formation of Thunderbird Steering Committee:

On July 10th, 1973, City and Park Board officials attended a meeting of residents of the neighbourhood adjacent to the City-owned property discussed above. The residents expressed two major concerns:

- (1) that there is a lack of sufficient park space in the area bounded by Highway 401, 1st Ave., Rupert St., Broadway and the Lougheed Highway.
- (2) that they oppose further industrial encroachment on a predominantly single family residential area.

City and Park Board officials expressed the view that in terms of space the area is adequately supplied by near-by Rupert and Sunrise Parks. They agreed that the area is apparently deficient in play space for younger children and that there are serious problems of access to existing parks across major arterial streets. Many of the residents felt that there is a need for more substantial improvements to parks and recreation facilities than the Officials' comments suggested.

At the July 10th meeting the residents (including home-owners and Skeena Terrace tenants) formed the Thunderbird Steering Committee to work on planning problems in their area. They defined their area to be the 'island' surrounded by four very major traffic arteries - Highway 401, Broadway/Lougheed Highway, Rupert Street and 1st Avenue. This area will be referred to henceforth as the Thunderbird Neighbourhood.

Park Board Study

On July 13th, 1973 members of the Thunderbird Steering Committee met with their M.L.A., Bob Williams, and with Alderman Darlene Marzari and Park Board Chairman Art Cowie. Mr. Williams agreed to provide \$2,000 'seed money' to finance a Park Board study of the Thunderbird Neighbourhood's park problems. Mr. Cowie agreed to present to the Park Board a proposal to hire a consultant to conduct such a study, the choice of a consultant to be approved by the Thunderbird Steering Committee. Subsequently, the Park Board approved this proposal. Consultants were interviewed by the Steering Committee and the Committee's recommendation was conveyed to the Park Board. On September 6th, 1973, the Park Board confirmed the appointment of Justice & Webb, Landscape Architects, as the consultants. (See Appendix II for a letter confirming the appointment and outlining terms of reference.)



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

The consultants' terms of reference, as outlined by the Park Board, indicate that the study is to focus on parks and recreation needs. The consultants are advised, however, that they must give consideration to the various proposals that have been made for the use of all City-owned lands in the Thunderbird Neighbourhood. The Thunderbird Steering Committee wishes to look at more than the park problem and is hopeful that the consultants will help it study other planning problems in the area, including what it feels is the need for a grocery store.

Proposal for Patio Housing at 1st and Cassiar:

In addition to the 6.8 acre industrial zoned property discussed above, the City also owns a vacant 3.4 acre RS-1 zoned site bounded by 1st Ave., 2nd Avenue, Skeena Street and Cassiar Street. At its meeting of June 12th, 1973 City Council endorsed in principle a proposal of the Greater Vancouver Regional District Housing Department to develop these City-owned lands with patio-type housing. On September 18th, 1973 the Standing Committee on Housing received a written proposal with sketches from the G.V.R.D. and agreed to refer the report back to the G.V.R.D. Housing Director for discussion with representatives of the Park Board, School Board, residents of the area and appropriate civic officials.

On October 9th, 1973, G.V.R.D.'s Director of Housing, Alderman Harcourt and School Board and Park Board representatives met with Thunderbird Neighbourhood residents. The residents expressed strong opposition to the patio-housing proposal. They felt the site at 1st and Cassiar should be developed in part for a neighbourhood grocery store. They objected also to the addition of more low income housing to the neighbourhood, particularly at the density proposed (14.5 units to the acre, for a total of 49 units). The G.V.R.D. Housing Director agreed to withdraw his proposal and the Alderman agreed to investigate alternative uses for the site.

Conclusion:

It is apparent that the residents of the Thunderbird Neighbourhood wish to be involved in planning for the future development of all City-owned lands in their neighbourhood. After Justice and Webb have completed their study for the Park Board, the Planning Department will be able to report to Council on the future use of all City-owned lands in the Thunderbird Neighbourhood. The Planning Department can consult with the Thunderbird Steering Committee during the process of putting its report together.

The Director of Planning feels that until such time as the Park Board, the Planning Department and, if desired, the Thunderbird Steering Committee, have reported to Council on the future use of City-owned lands in the Thunderbird Neighbourhood no options should be closed. It is premature to reject proposals, such as G.V.R.D.'s patio housing proposal, until all of the problems and opportunities of the Thunderbird Neighbourhood are known and Council is in a position to choose the best future uses for City-owned lands in the area.

It is therefore RECOMMENDED:

THAT no commitments be made for or against any particular form of development on City-owned lands within the area bounded by Highway 401, 1st Avenue, Rupert Street and Broadway/Lougheed Highway, until Council has considered reports from the Park Board, the Planning Department and the Thunderbird Steering Committee on the future use of those lands. "

(Appendices referred to are  
on file in the City Clerk's Office)

MOVED by Ald. Harcourt,

THAT the recommendation of the Director of Planning and Civic Development contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

**F. Interim Operating Funds for Britannia  
Community Services Centre: \$56,000.00**

The Director of Planning and Civic Development and the Director of Social Planning submitted the following report under date of November 16, 1973:

"Need for Interim Operating Budget

Construction of the Britannia Community Services Centre has begun. The organization and administration arrangements proposed for the Centre have been approved by City Council, the School Board and the Parks Board. During the start-up period from now until the first buildings are ready for occupation, (September 1974), there is a considerable amount of organizational work to be done. Most important are the arrangements for the provision of staff, the choice and purchase of furnishings, and the funding by the major agencies operating in the Centre. To assist the Provisional Board of Management in carrying out this work, it was proposed in the Organization and Administration Report that the Executive Director be appointed well before actual commencement of operations in the Britannia Centre.

Interim Operating Funds are required mainly to hire an Executive Director and provide office and secretarial services until more permanent funding arrangements are worked out.

The other item in the budget is to cover the consulting fee for preparation of the Constitution and Incorporation Documents for the newly proposed Britannia Community Services Centre Society.

The funds required for the remainder of 1973 to hire the director and prepare the constitution are \$6,000.00.

The 1974 funds required for salaries of the Executive Director and secretary and related administrative expenses are \$50,000.00.

On May 29, 1973, Council adopted the Report to Council from the Standing Committee on Community Development. Recommendation No. 7 in this report states:

"That some operating funds be made available directly to the Britannia Centre Society to be spent at the discretion of the Board of Management. These funds should be sufficient to support the Britannia Administration and to provide some 'seed money' for experimental projects within the Centre."

The Director of Finance advises that the \$6,000.00 for 1973 be made available from the Contingency Reserve Fund and that the funds for the 1974 operating budget of the Britannia Community Services Centre would require City Council approval in advance of the 1974 Revenue Budget.

Chairman

The Britannia Planning Advisory Committee was originally established with the Deputy Director of Planning named as its chairman. Now that the committee is into such tasks as hiring an Executive Director and adopting a Constitution, it would be more appropriate to have a citizen chairman.

RECOMMENDATIONS:

1. That Vancouver City Council approve \$6,000.00 for expenditure by the Britannia Planning Advisory Committee for costs entailed in 1973 for the hiring of the Executive Director and the preparation of the Constitution. That these funds be provided in the Department of Social Planning's 1973 Departmental Budget.

Regular Council, November 20, 1973 . . . . . 19

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Operating Funds for Britannia  
Community Services Centre: \$56,000.00 (cont'd)

2. That the amount of \$50,000.00 be approved by Council as a grant in advance of the 1974 Revenue Budget and made payable to the Provisional Board of Management for the administration and staffing costs of Britannia Community Services for the year 1974, payments to commence January 1st.
- (NOTE: REQUIRES EIGHT AFFIRMATIVE VOTES)
3. That Council authorize the changing of Chairman from the Deputy Director of Planning to a citizen to be elected from among the citizen members of the Britannia Planning Advisory Committee.

MOVED by Ald. Bowers,  
THAT Council approve \$2,000 for expenditure by the Britannia Planning Advisory Committee for costs entailed in 1973 for the hiring of the Executive Director and the preparation of the Constitution and that these funds be provided in the Department of Social Planning's 1973 Departmental Budget;

FURTHER THAT the matter of a Grant for 1974 to the organization be referred to the Standing Committee on Finance and Administration for consideration. (referred)

MOVED by Ald. Hardwick,  
THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on  
Housing dated October 30, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Senior Citizens Development at Fourth and Wallace - Progress Report
- Cl. 2: Skid Road Housing
- Cl. 3: Request by Chinese Members of the U.B.C. Alumni and Poon Yee District Social to Acquire Lots 9-12, Block 109, D.L. 264A for Personal Care Home
- Cl. 4: Progress Report, Strata Title Applications

The Council took action as follows:

Clause 1: Senior Citizens Development at Fourth and Wallace, Progress Report

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in this clause be approved. - CARRIED UNANIMOUSLY

Clause 2: Skid Road Housing

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in this clause be approved after changing the date shown in recommendation "B" from July 1, 1974 to October 1, 1974, and,

FURTHER THAT the letter from the B.C. Hotels Association, commenting on the revision of dates, be received for information. - CARRIED UNANIMOUSLY

(During consideration of this matter Alderman Harcourt advised that the Housing Committee will be reporting to Council on an implementation program with respect to the amended Fire By-law and the new Lodging House By-law)

Regular Council, November 20, 1973 . . . . . 20

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Housing dated October 30, (cont'd)

Clauses 3 and 4

MOVED by Ald. Harcourt,

THAT the information submitted by the Committee in these  
two clauses be received.

- CARRIED UNANIMOUSLY

(It was drawn to the Council's attention that Alderman  
Hardwick was present at the meeting of the Standing  
Committee on Housing on October 30, 1973)

H. Report of Standing Committee on Finance  
and Administration dated November 1, 1973

MOVED by Ald. Bowers,

THAT the information submitted by the Committee in this  
report on the matter of Review of Operations - Engineering  
Department, be received.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance  
and Administration dated November 1, 1973

In consideration of this report on the Security Staffing  
in the New Provincial Courts Building, Alderman Bowers, as  
Chairman of the Finance and Administration Standing  
Committee spoke to this matter and proposed certain changes be  
made as a result of a further meeting with principals concerned.  
It was, therefore,

MOVED by Ald. Bowers,

THAT a total security staff of 33 persons be approved of  
which eleven shall be civilians and twenty-two uniformed  
police personnel, and

FURTHER THAT a report be prepared by the Board of Adminis-  
tration 3 months after the courts are opened, with respect to  
escort duty personnel, and

FURTHER THAT the recommendations listed in the report  
lettered (i) to (v) be approved, after changing the figure  
\$31,152 in (ii) to read \$9,000.00.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee  
on Social Services dated November 1, 1973

The Council considered this report which contains two  
clauses identified as follows:

- Cl. 1: Provision of Multi-Service Facility in  
the Central and Oliver Hotels
- Cl. 2: Increase in Rates charged Residents  
in Senior Citizens' Homes

The Council took action as follows:

cont'd.....

Regular Council, November 20, 1973 . . . . . 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, dated November 1, 1973 (cont'd)

Clause 1: Provision of Mutli-Service Facility in the Central and Oliver Hotels

MOVED by Ald. Pendakur,

THAT Council approve in principle the estimates of capital expenditures for equipment and renovations for the combined dining, bathing and recreation facilities to be located in the Central and Oliver Hotels as contained in the amended report from the Director of Social Planning and,

FURTHER THAT Council authorize the Committee to meet at the earliest opportunity with the Honourable Norman Levi to negotiate cost sharing of the proposed facility, and

FURTHER THAT following the meeting with the Honourable Norman Levi, the matter of providing meals in the hotels be reviewed and considered further.

- CARRIED

(Alderman Linnell voted against the motion)

MOVED by Ald. Linnell,

THAT the matter of capital costs related to the dining facilities be tabled.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey Pendakur, Rankin, Volrich and the Mayor voted against the motion)

(The motion of Alderman Pendakur was put and carried)

Clause 2: Increase in Rates charged Residents of Senior Citizens' Homes

MOVED by Ald. Rankin,

THAT the information of the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing report of the Standing Committee on Social Services the Council recessed at approximately 5:45 p.m. and reconvened in the Council Chamber at 7:30 p.m., with the same members of Council present)

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector

The Director of Planning and Civic Development and the City Engineer submitted the following report under date of November 16:

"

Purpose

"The following report explains the background of the proposed Burrard-Arbutus Connector, and details of the present status of the project, and recommends deferral of work on the Connector other than property acquisition.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Burrard-Arbutus Connector (cont'd)1. HISTORY

- 1930 Harland Bartholomew report, A Plan for Vancouver, identified Burrard Street as main approach to proposed Burrard Street Bridge; Arbutus Street as primary approach to the bridge from the Point Grey area. Connector was proposed, paralleling railway and Burrard Street, to provide improved access to bridge from Arbutus Street, a desirable grade for travelling, and avoided crossing the rail tracks.
- Mid-1930's: Burrard Street Bridge completed to provide improved access to downtown from western portion of the city.
- 1947: Harland Bartholomew's revision of 1930 report reiterates need for a Burrard-Arbutus Connector. Emphasizes problems of crossing the existing rail lines twice when travelling from Arbutus to Burrard, and the need to make two right-angle turns, which hinders traffic movements. Emphasizes: (a) the advantages of increasing volume of traffic and (b) improved use of property on south side of block between Fifth and Sixth Avenues and east of Maple Street. Recommended abandoning 1930 proposal paralleling railroad track and instead suggested a diagonal connector be established between Seventh and Arbutus and the Burrard Street Bridge. This would be an elevated structure which would have the advantage of not crossing other roadways at grade and considerably improve traffic volumes.
- Arbutus Street was seen as one of the most important arterial streets in the western half of the city especially in light of possible development of the University Endowment Lands.
- 1963: Major street plan review completed by the Engineering Department emphasized points made in 1930 and 1947 Bartholomew report, and endorsed need for the connector.
- 1966: City of Vancouver Five-Year Plan (1966-70) included the Connector as an arterial street improvement to reduce congestion on Burrard Street Bridge and Burrard Street south of Broadway.
- 1968: Preparation of Urban Renewal Scheme 5 covered about 90 acres of the Kitsilano East Area. The plan included the Burrard-Arbutus Connector and no further work on the connector was undertaken pending completion of the preparation stage of the scheme. The connector was advocated because: (a) the previous arguments were still felt to be valid; (b) the connector would prevent autos travelling between Arbutus and the Burrard Street Bridge from filtering through the residential area and concentrate them on one roadway; (c) removal of traffic filtering through the Shaughnessy residential district.
- 1969: City Urban Renewal programmes discontinued pending review of Federal policy, this included abandonment of the preparation of Urban Renewal Scheme 5.
- Initial property acquired in proposed right-of-way.
- City Council, on May 29, 1969, in response to questions concerning development permit applications along the proposed right-of-way: (a) confirmed the Burrard-Arbutus Connector as a necessary major street improvement; (b) approved in principle that the alignment for the connector parallel to Burrard Street and the railway right-of-way.
- 1971: Funds (\$2 million) for property acquisition for the proposed connector included in the City of Vancouver Five-Year Plan (1971-1975). Authorization given for purchase of property in the proposed right-of-way; approximately 1.2 million has been spent to date on property acquisition.

2. PROPOSED CONNECTOR

The preliminary design of the Burrard-Arbutus Connector, as presently proposed by the Engineering Department, consists of a grade level, six lane, plus median, arterial road, with an approximate 64' width. Intersecting streets will cross the

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector (cont'd)

connector at grade, with intersection improvements required at certain locations. A lane of parking will be provided on each side of the connector providing two lanes of moving traffic in each direction; however, it is expected that peak hour (7-9 and 4-6) parking restrictions would be utilized as required. Construction cost is expected to be approximately \$600,000. (\$100,000 of this total is for required relocation of existing rail right-of-way).

3. EFFECT OF THE CONNECTOR

A number of advantages and disadvantages can be brought forth at this time concerning the connector as presented in earlier documents and proposals.

Advantages:

- (1) Improves the volume of the north-south arterial street system (reduces congestion and provision for possibility of additional growth) by establishing a direct connector between Arbutus Street and the Burrard Street Bridge.
- (2) Improves bus transit system by connecting C.B.D. to Arbutus (however, this may be short term as a light rapid transit system is being considered for the area).
- (3) Alleviates filtering through of cross-town traffic onto residential streets within the Kitsilano and Shaughnessy areas; especially in the area of 16th and Burrard, north of 7th and Arbutus and adjacent to Burrard Street north of 4th Avenue.
- (4) Provides additional capacity and capability to serve Area 10 of False Creek Redevelopment.
- (5) Improves capacity of east-west arterials that cross Burrard (particularly important if Broadway buses get exclusive lanes). This occurs because of reduced number of turning vehicles onto Burrard and subsequent delays at intersections.
- (6) Allows curb parking for properties on Burrard from 6th Avenue to 16th Avenue (Presently 24 hour restriction).
- (7) Reduces traffic on Burrard from 12th Avenue to 16th Avenue (residential area).
- (8) Avoids two crossings of railway tracks for Burrard Bridge/Arbutus traffic. This problem will be dependent on future use of rail line as possible mass transit route.
- (9) Reduces pressure for development of Arbutus north of 7th through Kitsilano residential area as an arterial street.
- (10) Provides better auto route for any traffic generated in future Endowment Lands development destined for downtown via King Edward on 16th Avenue to Arbutus.

Disadvantages:

- (1) High cost of property acquisition for the right-of-way; currently estimated to cost approximately \$2.3 million.
- (2) Disruption of business on Burrard north of 5th Avenue due to required property acquisition. Also possible loss of business to commercial enterprises on Burrard south of 5th Avenue due to decreased number of potential customers passing stores. However, existing stores are aware of the proposed connector.
- (3) Construction of additional roads at a time when emphasis is being placed on mass transit may be inopportune. Providing easier auto access to the C.B.D. may not encourage potential mass transit users to utilize this service.
- (4) Possibly a short term solution to the problem of auto congestion. Increased road capacity may encourage additional auto use which will cause the proposed connector to have as much congestion at some time in the future as the present situation (relates to #3 above).

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector (cont'd)

- (5) Negative effect this roadway will have upon the adjacent proposed park at 7th and Arbutus (Park Site #9).
- (6) Affects the community by increased noise as well as possibly disrupting community social patterns by dividing the main part of Kitsilano from the south-east corner of the area.

4. CURRENT SITUATION

The City is continuing to acquire property along the right-of-way of the proposed connector. However, there is no provision of funds for construction in the current Five-Year Plan and because of this, building will not begin until at least 1975.

Two programmes currently being undertaken by the Planning Department affect planning for the proposed connector. First, the Vancouver Outside the Core Study is developing city-wide policies and plans. An aspect of this study will be the analysis of city-wide transportation issues and will include an examination of the Burrard-Arbutus Connector and its relationship to the City's overall transportation philosophy. All alternative solutions to the Burrard-Arbutus corridor traffic congestion will be examined.

Additionally, a Kitsilano Local Area Planning Program has recently been authorized by City Council. This programme will examine all aspects of the Kitsilano area and allow the residents of the community to take part in the planning of this area. The Burrard-Arbutus Connector may have both good and bad affects on the Community. For example, the connector could possibly alleviate the problem of traffic filtering onto the residential streets and through the neighbourhood as has been mentioned. The Kitsilano community will have to determine what is desired: an additional arterial street, or continued through traffic in the residential area. This is a simplification and other options exist. However, the Kitsilano Local Planning Programme will be examining the connector and the community will be identifying priorities for the area's future.

The Vancouver City Planning Commission, on October 19, 1973, agreed to ask City Council:

"to defer all further work and expenditures, including land acquisition in connection with the proposed Burrard-Arbutus Connector until a comprehensive transportation plan, including this area, has been adopted by the City Council at least in principle."

However, the continued land acquisition for the proposed connector is believed to be desirable. If City Council, upon adoption of a city-wide transportation plan and the development of a Kitsilano Local Planning Programme, decides to rescind its previous approval of the connector, the acquired property could be used for other purposes such as housing development.

5. RECOMMENDATIONS

It is recommended that:

- (1) all work other than property acquisition on the proposed Burrard-Arbutus Connector be deferred until a city-wide transportation strategy and a Kitsilano Local Planning Programme are developed.
- (2) acquisition of property in the proposed right-of-way be continued as this property may be used for other desirable purposes.

cont'd.....



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector (cont'd)

Following an oral explanation by the Assistant City Engineer, Traffic and Transportation, the Council heard the following delegations:

Kitsilano Area Resources Association (Mr. D. Highfield)

(objecting to the proposed connector - brief filed)

Point Grey Road and N/S Cameron Avenue Ratepayers Ass'n.  
(Dr. H. Mallek)

(in favour of the proposed connector - brief filed)

Kitsilano Ratepayers' Association (Mr. G. Moul)

(in favour of the proposed connector - Letter filed  
dated November 15, 1973)

MOVED by Ald. Pendakur,

THAT the representations be received, including the letter from the Vancouver City Planning Commission dated November 14, 1973, and that the recommendations of the Director of Planning and Civic Development and the City Engineer contained in the report dated November 16, 1973 be approved.

- CARRIED UNANIMOUSLY

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At this point in the proceedings representatives of the West Broadway Citizens Committee requested permission of Council to speak this evening rather than at the next meeting of Council as per Council's instruction earlier this day.

MOVED by Ald. Harcourt,

THAT the delegation from the West Broadway Citizens Committee be heard at this time.

- LOST (a tie vote  
having resulted)

(Aldermen Gibson, Hardwick, Linnell, Massey and Pendakur  
voted against the motion)

K. Report of Standing Committee on Finance  
and Administration dated November 8, 1973

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Store Closing Hours
- Cl. 2: Preliminary Estimate of 1974 Operating Budget
- Cl. 3: Five Year Plan, 1976-1980

The Council took action as follows:

Cl. 1: Store Closing Hours

MOVED by Ald. Bowers,

THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

Regular Council, November 20, 1973 . . . . . 26

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Finance and  
Administration dated November 8, 1973 (cont'd)

Cl. 2: Preliminary Estimate of  
1974 Operating Budget

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee contained in this  
clause be approved after striking out the words "Police Services"  
and inserting in lieu thereof the words "Administration of  
Justice Costs".

- CARRIED UNANIMOUSLY

Cl. 3: Five Year Plan - 1976-1980

MOVED by Ald. Bowers,  
THAT the recommendation of the Committee contained in this  
clause be approved after striking out the last paragraph where  
it is stated that the report would be reviewed in detail at the  
next Committee meeting.

- CARRIED UNANIMOUSLY

L. Report of Standing Committee on  
Community Development, November 8

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Liquor Permit Applications
- Cl. 2: Illegal Suites
- Cl. 3: Areas E and F: Champlain Heights

The Council took the following action:

Clause 1: Liquor Permit Applications

MOVED by Ald. Volrich,  
THAT the recommendations of the Committee contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Illegal Suites

MOVED by Ald. Volrich,  
THAT the recommendations of the Committee shown as (i),  
(ii) and (iii) be approved after deleting the figure '1' in (iii)  
so that it reads RS districts;  
FURTHER THAT recommendations (iv) and (v) be referred back to  
the Committee for further consideration and report and recommend-  
ation (vi) be approved in principle and referred back to the  
Committee for further consideration and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,  
THAT with respect to recommendation (vii), this be referred  
back to the Committee for further consideration.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Massey, Pendakur,  
Volrich and the Mayor voted against the motion)

MOVED by Ald. Linnell,  
THAT senior citizens only be permitted in private homes, the  
same as in the parent suite policy, regardless of any other wishes  
of the citizens in the district.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Massey, Pendakur,  
Volrich and the Mayor voted against the motion)

No further action was taken on recommendation (vii).

cont'd....

Regular Council, November 20, 1973 . . . . . 27

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development, November 8, (cont'd)

Illegal Suites (cont'd)

Alderman Volrich advised that the 'age of the building' referred to on page 3 of the report identified as (1) (b), was deleted by the Committee at a subsequent meeting on November 15, 1973.

Clause 3: Areas E and F: Champlain Heights

MOVED by Ald. Volrich,

THAT the information of the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY

M. Granville Street Transit Mall:  
Local Improvement Cost Sharing

Under date of November 16, 1973, Mayor Phillips and Alderman Massey submitted the following report, after drawing Council's attention to corrections made in the estimates and rates which are reflected below:

" Pursuant to a Council resolution of September 25, 1973, Mayor Phillips and Alderman Massey recommend that Phase I of the Granville Street Transit Mall project should be undertaken as a Local Improvement with the following guidelines:

1. The Property Owners' share of the cost is to be \$900,000 (approximately one-third of the total cost);
2. This is to be assessed against the abutting properties according to their frontage along Granville Street;
3. The Local Improvement is to be undertaken on Special Grounds without being first advanced on the Initiative;
4. The remaining local improvement charges for Theatre Row Beautification and for Street Lighting between Georgia and Robson are to be absorbed by the City;
5. Any Federal, Provincial or B.C. Hydro contributions received are to be applied against the City's share.

The balance of this report sets out procedures and details necessary to implement the above.

Special Grounds

Undertaking a Local Improvement on Special Grounds requires the votes of at least two-thirds of all the Members of Council.

The Local Improvement Procedure By-Law (but not the Charter) presently provides that projects shall be advanced on the Initiative and defeated before being undertaken on Special Grounds. It will be necessary to vary this provision.

Council's power to undertake projects on Special Grounds is limited to certain types of work. On Granville Mall, therefore, the Local Improvement will comprise the Sidewalks, the Paving, and the Lighting. The Trees and certain other details will be outside of the Local Improvement. (This is an administrative detail which does not affect the cost sharing).

Current Local Improvements

There are current Local Improvements for:

- a - Street Lighting, Georgia to Robson - payable 1966 to 1975.
- b - Theatre Row Beautification - payable 1969 to 1983.

The City will absorb the payments on these two projects for 1974 and all later years. The cost of this will be approximately \$83,000.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Granville Street Transit Mall:  
Local Improvement Cost Sharing (cont'd)

Court of Revision

As on any Local Improvement it will be necessary for Council to sit as a Court of Revision. Since this will follow the undertaking of the project, the Court will be strictly a review of the Special Assessment Roll to correct errors in names, measurements, etc. It is proposed, therefore, to bring this project before one of the regular scheduled Courts of Revision in 1974.

Estimated Costs and Rates

Estimated Costs

Local Improvement	\$ 2,027,000
Other work	826,000
	<hr/>
Total Mall Costs (as per previous report)	2,853,000
Property Owners	900,000
City	1,953,000
Current Local Improvements (forgiven)	83,000
	<hr/>
City total	2,036,000

Approximate Property Owners' Rates

Cost per foot (single payment)	\$171.00/foot
Annual rate per foot (15 years)	\$ 21.50/foot/year.

City-Owned Property

Block 42 of D.L. 541 (Pacific Centre North) is owned by the City and leased to the Fairview Corporation. So that this property's share of the Granville Mall project may be charged to the lessee, Council must declare this property assessable.

By-laws and Resolutions

All of the necessary actions of Council (other than later sitting as a Court of Revision) have been incorporated into two by-laws and two formal resolutions.

The by-laws will:

1. Vary the requirement of first advancing the project on the Initiative;
2. a) Define the Property Owners' and City's shares;  
b) Define the basis of assessing the Property Owners' share;  
c) Undertake the Local Improvement Project on Special Grounds;  
d) Declare Block 42 assessable; and  
e) Provide necessary procedures and general provisions.

The Resolutions will:

Relieve the assessable properties of the 1974 and later payments on Theatre Row and the Street Lighting.

cont'd....

Regular Council, November 20, 1973 . . . . . 29

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Granville Street Transit Mall:  
Local Improvement Cost Sharing (cont'd)

Recommendations

We RECOMMEND:

- a. That the By-laws and the Resolutions which have been prepared by the Law Department be passed (the second By-law and Resolutions will require the votes of two-thirds of all the Members of Council); and
- b. That the Assessment Commissioner be instructed to have a Special Assessment Roll prepared, Notices mailed, and the project brought before a Court of Revision, all in accordance with the Vancouver Charter."

MOVED by Ald. Massey,

THAT the requirement of first advancing the project on the initiative be varied by by-law;

FURTHER THAT approval be given by by-law to:

- (a) define the Property Owners' and City's shares;
- (b) define the basis of assessing the Property Owners' share;
- (c) undertake the Local Improvement Project on Special Grounds;
- (d) declare Block 42 assessable; and
- (e) provide necessary procedures and general provisions

AND FURTHER THAT the formal resolutions be approved relieving the assessable properties of the 1974 and later payments on Theatre Row and the Street Lighting;

AND FURTHER THAT the Assessment Commissioner be instructed to have a Special Assessment Roll prepared, Notices mailed, and the project brought before a Court of Revision, all in accordance with the Vancouver Charter.

- CARRIED

(Alderman Rankin voted against the motion)

N. Illegal Suites (Hardship Cases)

The Department of Permits and Licenses submitted the following report under date of November 16, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Selma N. Hebert (tenant), #4 - 6128 Chester Street  
John McGovern (tenant), 965 West 23rd Avenue  
Amy R. Schwab (tenant), 2948 Carolina Street  
Mrs. Margaret Nolie (tenant), 985 East 64th Avenue  
Mrs. Winnifred Jessie Kusel (owner), 3465 West 6th Avenue

cont'd....

Regular Council, November 20, 1973 . . . . . 30

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites (Hardship Cases)  
continued:

- (b) the following applications be approved for one year from the date of this Resolution:

Jean Wong (owner), 4572 John Street  
Cathy Connal (tenant), 2242 MacDonald Street  
Lesley Tannen (tenant), 2242 MacDonald Street  
Edward M. Worst (tenant), 2645 West 5th Avenue  
Peter Lamb (tenant), 2645 West 5th Avenue  
W. M. Grainger (tenant), 1554 West 6th Avenue  
Mrs. Eva Gusland (owner), 2569 Pandora Street  
Poul Henning & Sari Dineen Hyldig (tenants), 5481 Ormidale Street  
Kippy Johl (tenant), 7887 Cambie Street  
Anthony R. Bertelsen (tenant), 2679 East 22nd Avenue  
Mrs. W. A. Moerike (tenant), 2679 East 22nd Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

D. Robert Innis (owner), 7825 Nanaimo Street  
Mrs. Susan L. Freundt (tenant), 6610 Lanark Street

- (d) the following applications be not approved:

Christos & Popi Kyriakopoulos (owners), 74 West 21st Avenue  
John Kakavelakis (owner), 317 West 17th Avenue

- (e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,

THAT the foregoing report dated November 16, 1973, and containing clauses (a) to (e) respecting Illegal Suites (Hardship Cases), be approved.

- CARRIED UNANIMOUSLY

O. Joint Negotiations with C.U.P.E.  
for 1974 Collective Agreements

The Board of Administration, under date of November 16, 1973, submitted the following report:

" Circulated are copies of a Memorandum of Agreement between members of municipalities of the M.L.R.B. and the related locals of C.U.P.E. Also circulated is a Suggested Employer Operating Procedure. Both the attachments have been developed and approved by the Executive Committee of the M.L.R.B.

Your Board endorsed both the Operating Procedures and the Memorandum of Agreement and recommend with respect to the latter that the terms of the Agreement dated November 14, 1973 between the Corporation of the District of Burnaby et al. (9 Employers) and the Canadian Union of Public Employees, Locals 23, 389, 394, 454, 718 and 1004 be adopted;

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Joint Negotiations with C.U.P.E.  
for 1974 Collective Agreement (cont'd)

and further that Commissioner Ryan and alternate administrative official to be designated by him, the Director of the Municipal Labour Relations Bureau and a second Bureau staff member to be designated by the Bureau Director, be appointed as the official Bargaining Representatives of this Council for the purpose of representing the Council in accordance with the requirements of the said Agreement dated November 14, 1973."

Your Board note the appendixes referred to in the Memorandum of Agreement is on file in the Board of Administration Offices for Members of Council's perusal. "

MOVED by Ald. Bowers,

THAT the foregoing report of the Board of Administration be approved.

- CARRIED UNANIMOUSLY

P. Report of Standing Committee on  
Finance and Administration,  
dated November 1, 1973

The Council considered this report on the subject of Inter-departmental and Aldermanic Library, and took the following action:

MOVED by Ald. Gibson,

THAT the recommendations of the Committee be approved, after inserting the word "Vancouver" between the words "main" and "public".  
(referred)

MOVED by Ald. Rankin,

THAT this whole matter be referred to the Board of Administration for report back as to the feasibility of combining present departmental libraries with the proposed Civic library.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3614, BEING  
THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Bowers,

SECONDED by Ald. Harcourt,

THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Rankin voted against the motion)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments. There being no amendments, it was,

MOVED by Ald. Bowers,

SECONDED by Ald. Harcourt,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Rankin voted against the motion)

(The By-law was deemed read accordingly)

Regular Council, November 20, 1973 . . . . . 32

BY-LAWS (cont'd)

2. BY-LAW TO PROVIDE THE PROCEDURE FOR THE  
IMPROVEMENT OF PART OF GRANVILLE STREET AS  
A LOCAL IMPROVEMENT AND THE BASIS OF ASSESSMENT  
WITH RESPECT THERETO.

MOVED by Ald. Massey,  
SECONDED by Ald. Bowers,

THAT the By-law be introduced and read a first time.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Massey,  
SECONDED by Ald. Bowers,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

(The By-law was deemed read accordingly)

3. BY-LAW TO AMEND BY-LAW No. 2193,  
BEING THE FIRE BY-LAW

MOVED by Ald. Linnell,  
SECONDED by Ald. Harcourt,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Linnell,  
SECONDED by Ald. Harcourt,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

MOTIONS

1. Special Assessment: Granville Street Mall  
from Georgia Street to Robson Street

MOVED by Ald. Massey,  
SECONDED by Ald. Hardwick,

WHEREAS a project for the installation of street lighting together with any necessary work incidental thereto on both sides of Granville Street from Georgia Street to Robson Street (hereinafter called the "said project") was advanced as a local improvement on the initiative principle to a Court of Revision on August 10, 1964;

AND WHEREAS by resolution dated August 10, 1964, Council undertook the said project and the same has now been completed;



Regular Council, November 20, 1973 . . . . . 33

MOTIONS (cont'd)

Special Assessment: Granville Street Mall  
from Georgia Street to Robson Street (cont'd)

AND WHEREAS following the completion of the said project Council passed By-law No. 4215 on December 14, 1965, for the purposes of borrowing the sum of \$250,276.54 by the sale and issue of debentures to defray that part of the cost of certain local improvements including the said project payable by special assessments;

AND WHEREAS the said By-law No. 4215 provides that the real property abutting or fronting on the said portion of Granville Street be specially assessed annually in each of the years 1966 to 1975 inclusive a sum sufficient to defray the cost of the said project;

AND WHEREAS on November 20, 1973, Council passed the Granville Street Mall By-law, being By-law No. 4739 undertaking on special grounds the improvement of Granville Street from Hastings Street to Nelson Street as a local improvement which will necessitate the removal of the said project, in part or in whole;

AND WHEREAS commencing in the year 1974, the said project will no longer specially benefit the real property being specially assessed for the cost thereof;

BE IT THEREFORE RESOLVED that because the said project will not specially benefit the real property being specially assessed for the cost thereof commencing in the year 1974, by reason of the removal of the said project in part or in whole, the Council, by not less than two-thirds of all of its members, hereby deems and declares that the real property being specially assessed for the cost of the said project would be especially unjustly affected by any further special assessment therefor and that such real property be not specially assessed for the said project for the balance of the term of said By-law No. 4215, namely in the years 1974 and 1975 and the Collector of Taxes is hereby directed to enter on the tax roll against the said real property the amount of the reduced assessment for the said years. The amount of the reduction of the special assessment shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

2. Special Assessment: Granville Street Mall  
from Robson Street to Nelson Street

MOVED by Ald. Massey,  
SECONDED by Ald. Hardwick,

WHEREAS a project for the construction of concrete sidewalks, the installation of street lighting and plant containers and the planting of trees and shrubs together with any necessary work incidental thereto, on both sides of Granville Street from Robson Street to Nelson Street (hereinafter called the "said project") was advanced as a local improvement on the initiative principle to a Court of Revision on April 11, 1968;

AND WHEREAS by resolution dated April 11, 1968, Council undertook the said project and the same has now been completed;

cont'd....

Regular Council, November 20, 1973 . . . . . 34

MOTIONS (cont'd)

Special Assessment: Granville Street Mall  
from Robson Street to Nelson Street (cont'd)

AND WHEREAS following the completion of the said project Council passed By-law No. 4428 on June 17, 1969, for the purpose of borrowing the sum of \$1,367,157.53 by the sale and issue of debentures to defray that part of the cost of certain local improvements including the said project payable by special assessments;

AND WHEREAS the said By-law No. 4428 provides that the real property abutting or fronting on the said portion of Granville Street be specially assessed annually in each of the years 1969 to 1983 inclusive a sum sufficient to defray the cost of the said project;

AND WHEREAS on November 20, 1973, Council passed the Granville Street Mall By-law, being By-law No. 4739 undertaking on special grounds the improvement of Granville Street from Hastings Street to Nelson Street as a local improvement which will necessitate the removal of the said project, in part or in whole;

AND WHEREAS commencing in the year 1974, the said project will no longer specially benefit the real property being specially assessed for the cost thereof:

BE IT THEREFORE RESOLVED that because the said project will not specially benefit the real property being specially assessed for the cost thereof commencing in the year 1974, by reason of the removal of the said project in part or in whole, the Council, by not less than two-thirds of all of its members, hereby deems and declares that the real property being specially assessed for the cost of the said project would be especially unjustly affected by any further special assessment therefor and that such real property be not specially assessed for the said project for the balance of the term of said By-law No. 4428, namely in the years 1974 to 1983 inclusive and the Collector of Taxes is hereby directed to enter on the tax roll against the said real property the amount of the reduced special assessment for the said years. The amount of the reduction in the special assessment shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

3. Allocation of Land for Highway Purposes  
(Various Knight Street Properties)

MOVED by Ald. Linnell,  
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of Lot 7, Block 7, District Lot 705, Plan 2571 (4846 Knight Street)
2. West 7 feet of Lot 3, Block 2 of the South part of Blocks 1 and 3, D.L. 352, Plan 1909, (4340 Knight St.)
3. West 7 feet of Subdivision 3, D.L. 352, Plan 1909 (4294 Knight Street)
4. West 7 feet of Lot 4, Block 7, District Lot 705, Plan 2571 (4824 Knight Street)

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes  
(Various Knight Street Properties)  
continued:

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

4. Christmas Shoppers Bus:  
Downtown Area

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,

THAT the City seek the cooperation of B.C. Hydro and Downtown Business Association in providing a Christmas Shoppers' Bus in the downtown area over similar routes to previous years.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

1. Notice to Vacate:  
2831 Point Grey Road (Seagate Manor)

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Volrich,

THAT the tenants of the property purchased by the City at 2831 Point Grey Road, known as "Seagate Manor", be given a one year extension of time beyond the present notice to vacate which requires them to vacate the premises on March 31, 1974.

(Notice)

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The Council adjourned at approximately 10:00 p.m.

\*\*\*

The foregoing are Minutes of the Regular Council Meeting dated November 20, 1973, adopted by Council November 27, 1973.

  
MAYOR

  
CITY CLERK

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane South of Broadway, East of Clark Drive - Queen Alexandra School

The City Engineer reports as follows:

"Queen Alexandra School is one of the oldest schools in the City. The land occupied by the site is still in individual lots and a lane which has not been officially closed.

I RECOMMEND that the lane shown outlined red on plan marginally numbered LF 6754 be closed, stopped up, title taken thereto and then subdivided with the adjacent lots to form one parcel for the school site."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of the North 7 Feet of Each of Lots 9 and 10, Block 52, D.L. 196 - South Side of Powell Street, East of Princess Street

The City Engineer reports as follows:

"At one time, Powell Street was to be widened from 66 feet to 80 feet. During the years, dedications of 7 feet have been acquired from various properties abutting the street. Powell Street is now to remain 66 feet in width. The 7 feet dedicated from Lots 9 and 10, Block 52, D.L. 196 are surplus to our highway requirements and the adjacent owner has applied for the acquisition of the strips.

I RECOMMEND that the north 7 feet of each of Lots 9 and 10, Block 52, D.L. 196 now highway, be closed, stopped up and conveyed to the owner of the balance of said Lots 9 and 10. The value of the closed portions be \$2,275.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

I further RECOMMEND that the 7 feet of each lot be added to the remainder of each lot to form whole Lots 9 and 10."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION AND CONSIDERATION:

3. Rental of Festoon Lights to 1973 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1973 Christmas Carol Ship Committee has requested the loan of City-owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2nd, 1961, which required that:

- (a) all applications be approved by Council,
- (b) a rental of 12¢ per foot be charged, and
- (c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9th, 1968, Council increased the rental rate to 16¢ per foot in line with the increased maintenance costs. The Committee requires approximately 1000 ft. of festoons. At the present rate of 16¢ per foot the rental will amount to \$160.

The Committee has applied for a grant equivalent to the rental charge. For the past ten years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

Board of Administration, November 16, 1973 . . . . . (WORKS - 2)

Clause 3 cont'd

I RECOMMEND that approximately 1000 ft. of festoon lights be rented to the 1973 Christmas Carol Ship Committee for \$160. "

Submitted for Council's Consideration is the request from the 1973 Christmas Carol Ship Committee for a grant of up to \$160 for rental of approximately 1000 ft. of festoons. It may be that the actual cost to the City for handling the lights and replacing or repairing damaged lamps, sockets, etc., will amount to less than \$160 in which case the rental charge and grant would be reduced correspondingly.

Your Board RECOMMENDS the foregoing report of the City Engineer dealing with renting festoons be adopted and submits for CONSIDERATION the application for a grant.

(NOTE: A GRANT REQUIRES 8 AFFIRMATIVE VOTES)

FOR COUNCIL ACTION SEE PAGE(S) 343

Board of Administration, November 16, 1973 . . . . . (HARBOURS - 1)

HARBOURS AND PARKS MATTERS

RECOMMENDATION:

1. Park Board - Renovations to Jericho Officers' Mess

The Director of Finance submits the following resolution of the Board of Parks and Public Recreation:

- ' "RESOLVED: That the Board approve an expenditure of up to \$75,000 for renovation of the Jericho Officers' Mess building and immediate application be made for a Community Recreation Facilities Fund grant of 1/3 of the cost, the Board's costs to come from Community Services Centre Extensions & Improvement Five Year Plan funds on the understanding that West Point Grey Community Association be requested to apply for a LIP grant to reduce the Board's costs as far as possible.

- Carried.".....

An application has been made to the Provincial Government for a \$25,000 one-third cost of the renovation work which includes an allowance for structural, electrical and plumbing work, furnishings, equipment, parking area, etc. It is respectfully requested that the City Council approve the allocation of \$75,000 of Park Board funds so that work may proceed and the West Point Grey Community Association and other Community groups and the public may take advantage of a variety of recreational and cultural activities in the building. '

This item was included in the 1973 Basic Capital Program of the Parks Board and, on the recommendation of the Standing Committee of Council on Finance and Administration, was deferred pending a further detailed report from the Park Board. The detailed information requested was

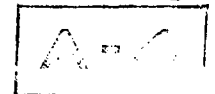
- (a) details of the proposed capital expenditure
- (b) estimated increased annual operating cost of the recreation program resulting from this capital expenditure
- (c) justification for expanding the recreation facilities in this area.

This information was not included in the Park Board report.

The Director of Finance recommends that the requested allocation of \$75,000 re Renovation of the Jericho Officers' Mess be deferred pending receipt from the Park Board of the detailed information previously requested.

Your Board recommends approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 340



BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Change of Name: Department of Planning and Civic Development

The Director of Planning and Civic Development reports as follows:

"On January 19th, 1971 City Council adopted a report which re-organized the Planning Department, strengthening its Civic Development function, and changed its name to Department of Planning and Civic Development.

Since that time it has become accepted and recognized that civic development is part of the planning function and it appears no longer necessary to stress this in the department's name.

The two-part name is cumbersome and unwieldy and in practice is shortened to City Planning and the Director is usually referred to as the Director of Planning.

It is therefore recommended that the name of this department be changed to 'CITY PLANNING DEPARTMENT'."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

CONSIDERATION

2. Strata Title Application - New Construction  
Location: 2424 Cypress Street - Lot "D"  
Block 327, D.L. 526  
'Cypress Place' - 27 Units  
Owner: Block Brothers Contractors Ltd.

The Director of Planning and Civic Development and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, Block Brothers Contractors Ltd., has made application for approval of a Strata Plan for a new apartment development, consisting of one building containing 27 dwelling units.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations.

N.B. See Appendix 'A' for site plan. (ATTACHED)

Section 1 (2) - Financing

- (a) True interest on any financing

The prospectus does not state the interest rate but does state that purchase monies have been arranged with the Bank of Montreal. It does not state, whether this financing is mandatory on the part of the purchasers or whether they may arrange their own financing.

The prospectus mentions a mortgage insurance fee of 7/8 of 1%, but gives no explanation of the nature of this insurance fee.

- (b) Any bonusing of financing

The prospectus states that no bonus or other cost will be charged with respect to the financing described.

cont'd....

Clause No. 2 continued(c) Details of a management contract and monthly servicing

The prospectus indicates that a management contract will be entered into with Block Brothers Realty Limited for an initial term of one year and that it will contain the terms and conditions set forth in an attachment to the prospectus. There are no details regarding the management contract in the actual prospectus itself, only in the attachment. The separate sheet gives some details but is unclear.

(d) Taxes and all other costs

Taxes for the apartments are estimated to range from \$210.00 to \$310.00, net of homeowner grant, in the first year. The Director of Finance does not consider that the indication of taxes is properly included in the prospectus and again this information is set forth on a separate sheet.

The prospectus states that there does not appear to be any further or additional costs to potential purchasers, other than those costs normally incurred by purchasers such as conveyance cost, personal insurance costs, etc.

(e) Shared facilities and common areas

The prospectus states that each strata lot will be allocated not less than one (1) underground parking stall for exclusive use by the occupant thereof.

Storage space shall be made available to each strata lot. Balconies, parking spaces and storage spaces shall be common property and subject to restrictions on use as set forth in the By-laws and Regulations of the Strata Corporation from time to time.

Patios

Each ground floor strata lot will be granted the exclusive use of the patio area contiguous to its living room-dining room.

Balconies

The balconies attached to and directly accessible from a strata lot are for the exclusive use of that strata lot.

The prospectus further states that the Strata Corporation shall initially adopt those By-laws set forth in the first and second schedules to the Strata Titles Act, R.S.B.C., without change or modification, except as the Strata Council shall deem necessary.

Section 1 (3) - Quality of Construction

The City Building Inspector reports that this building, currently under construction, is being inspected by the Inspection Department of Central Mortgage and Housing Corporation to ensure compliance with the Canadian Code for Residential Construction (C.C.R.C.)

Your Board submits the foregoing report of the Director of Planning and Civic Development and the Director of Finance for the CONSIDERATION of Council.



Board of Administration, November 16, 1973 . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) September, 1973

- (a) Security Transactions during the month of September, 1973
- (b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASE)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Sept. 5	Bank of Montreal	Sept. 6/73	\$1,000,143.84	\$1,000,000.00	1	5.25
6	Bank of Montreal	Sept. 7/73	1,000,150.68	1,000,000.00	1	5.50
6	Imnat Limited	Sept.14/73	499,515.00	498,625.00	8	8.15
6	Bank of British Columbia	Sept.14/73	1,502,547.95	1,500,000.00	8	7.75
7	Bank of Montreal	Sept.10/73	1,000,410.96	1,000,000.00	3	5.00
14	Bank of Montreal	Sept.17/73	700,330.82	700,000.00	3	5.75
14	Banque Canadienne Nationale	Nov. 30/73	1,527,371.92	1,500,000.00	77	8.65
14	Bank of Nova Scotia	Jan. 31/74	827,175.45	800,000.00	139	8.92
14	Bank of British Columbia	Sept.24/73	501,095.89	500,000.00	10	8.00
14	Bank of British Columbia	Sept.28/73	2,006,328.77	2,000,000.00	14	8.25
17	Banque Canadienne Nationale	Jan. 31/74	1,033,347.95	1,000,000.00	136	8.95
25	Bank of Montreal	Sept.26/73	1,300,213.70	1,300,000.00	1	6.00
26	Mercantile Bank of Canada	Oct. 31/73	1,000,000.00	991,717.12	35	8.71
28	Mercantile Bank of Canada	Oct. 15/73	997,210.65	993,278.36	17	8.50
28	Bank of Nova Scotia	Oct. 15/73	1,000,000.00	996,100.00	17	8.40
28	Banque Canadienne National	Nov. 1/73	2,520,190.41	2,500,000.00	34	8.67
			<u>\$18,416,033.99</u>	<u>\$18,279,720.48</u>		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual
						Yield %
Sept. 12	<u>Chartered Bank Deposit Receipts and Government Notes</u>					
	Bank of Nova Scotia	Apr. 1/74	\$ 524,120.00	\$ 500,000.00	201	8.76

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SINKING FUND TRANSACTIONS (PURCHASES & DISPOSALS)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual
						Yield %
Sept.	Chartered Bank Deposit Receipts Purchased					
	4 Bank of Nova Scotia	Apr. 1/74	\$2,838,369.45	\$2,700,000.00	209	8.95
	4 Mercantile Bank of Canada	Oct. 15/73	403,706.85	400,000.00	41	8.25
			<u>\$3,242,076.30</u>	<u>\$3,100,000.00</u>		
Sept.	Canadas Cashed /					Yrs.- Mos.
	4 Canada Savings Bonds 1971/72 Series	Nov. 1/80	<u>\$3,100,000.00</u>	<u>\$3,100,000.00</u>	7/2	7.19

/ Disposals made to acquire other investments with higher yield.

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Board of Administration, November 16, 1973 . . . . (FINANCE - 2)

Clause No. 1 (cont'd)

CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTION (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./ Mos.	Annual Yield %
Sept. 25	City of Vancouver 5½%	Mar. 1/78	\$ 5,000.00	\$87.50	\$4,375.00	4/5	8.98

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(b)

SUMMARY OF SECURITIES HELD AS  
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT SEPTEMBER 30, 1973

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Banks Deposit Receipts and Government Notes	<u>\$61,933,120.03</u>	<u>\$ 60,262,633.83</u>
<u>Medium Term</u>		
B. C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	<u>\$ 398,000.00</u>	<u>\$ 401,525.59</u>

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for September, 1973 be confirmed.

2. Telephone Equipment at 1530 West 8th Avenue and 10th and Maple Street (Health and Welfare Department)

The Director of Welfare and Rehabilitation reports as follows:

"The telephone equipment at 1530 West 8th Avenue consists of three separate switchboards. Two in the Welfare and Rehabilitation Department providing service to 127 locals and one switchboard in the Health Department serving 20 locals.

The equipment in the Health Office is barely adequate to handle the current volume of daily business and improved service is being requested in this report. Each switchboard in the Welfare Department operates independently, but while limited "crossover" connections can be used, one switchboard has invariably been much more heavily used than the other. Recently the Director, Administrative and Accounting staff moved to 10th & Maple and their telephone needs are being met by use of 36 business lines, which is expensive and inefficient.

New equipment incorporating many technological advances not included in the existing equipment is now available, which will provide the means of processing a high volume of calls for both the Health and Welfare Departments with minimum frustration to the caller. The equipment uses a unique feature which displays all locals on each of two consoles. This permits either of two operators to answer any one of 400 locals which may be activated on either board.

cont'd ....

Clause No. 2 (cont'd)

The Assistant City Engineer (Electrical) proposes that telephone requirements at 1530 West 8th Avenue, for both Health and Welfare Departments, including requirements at 10th & Maple, can best be served by the installation of this telephone equipment. Similar equipment has been installed at the combined Health and Welfare facility at 1720 Grant Street (North District Service Centre) and is proving to be most satisfactory.

The new equipment identified as a GTX400 PABX can provide immediate use of 200 locals, which is approximately 25 more than the existing total requirement for Health and Welfare at 8th Avenue and 10th & Maple. An additional 200 locals to be brought into use when required in increments of 100 as required (connection charge \$1,000 for the first extra 100 and \$500 for the second 100).

It is economically advantageous to use the new equipment. Initial installation charges will be amortized through reduced monthly charges over a period of approximately one year.

The monthly cost comparison of our existing and proposed facilities is:

	<u>Monthly Rental</u>
2 - T80A Switchboard @ 1530 W.8th Ave.(Welfare)	\$2,026.45
36 Business Lines \$17.55	632.00
1 - 19B5 Switchboard at 1530 W.8th Ave.(Health)	267.00
Monthly bill if off premise locals are taken from present switchboard	
	<u>\$2,925.45</u>

The cost of proposed equipment to handle all requirements from 1530 West 8th Avenue:

	<u>Monthly Rental</u>	<u>Non Recurring Installation Charge</u>
GTX400 PABX (charge for 200 lines) with additional attendant position and several essential options.	\$1,784.00	\$4,300.00
Existing equipment to be relocated.	297.75	
Mileage charges 40 off premise locals at 2006 W.10th Ave. @ 7.30	<u>292.00</u>	
Proposed monthly rental.	\$2,373.75	\$4,300.00

The difference in monthly rental is \$551.70 per month. Therefore, the non recurring installation charge will be amortized by rental saving over a period of approximately eight months.

A GTX400 PABX is available approximately 5 months from order date.

Provision of Funds

The Director of Finance advises that the necessary funds for rental be included in the 1974 budget of each Department and the installation charge of \$4,300 be included in 1974 budget of the Department of Welfare and Rehabilitation.

Clause No. 2 (cont'd)SUMMARY OF RECOMMENDATIONS

It is recommended that:

- (a) The Assistant City Engineer (Electrical) be authorized to order a GTX400 PABX installed at 1530 West 8th Avenue, to replace telephone equipment at present in use at that location and at 10th & Maple by the Health and Welfare Departments.
- (b) Funds amounting to \$4,300 be included in the 1974 Budget of the Department of Welfare and Rehabilitation for installation of the new equipment and appropriate monthly rental costs be included in each Departmental budget.

Your Board RECOMMENDS adoption of the foregoing recommendations of the Director of Welfare and Rehabilitation.

INFORMATION3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

- P. M. Test Set
- Two-way hand held portable radios & chargers
- Street lighting steel mast arms
- Maintenance & Cleaning of Manual Typewriters  
for a 3-year period
- Dental Equipment

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing report for Council's information.

CONSIDERATION4. Luncheon Request - B.C. Volleyball Assoc.

The City Clerk reports as follows:

"A letter has been received in this office from the B. C. Volleyball Association dated October 23, 1973. They advise they will be hosting the 1974 Canadian Volleyball Championships in Vancouver March 27 - 30, 1974. These Championships will involve 20 senior mens teams and 20 senior womens teams. There will be approximately 500 participants, including players, referees and officials, representing all provinces in Canada. A banquet is planned following the finals on Saturday, March 30, 1974 and the Association is requesting the City assist them with hosting this banquet.

cont'd ....

Clause No. 4 (cont'd)

Council has dealt with similar requests as follows:

Aug. 28/73	Ladies Provincial Curling Championships	Luncheon for delegates	not approved
Nov. 30/71	B.C. Rugby Union	Luncheon for Australian National Rugby Team	approved \$250.00"

Your Board submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

5. Fairview Local Area Planning:  
Immediate Staff Needs

The Director of Planning and Civic Development reports as follows:

"Following a meeting on September 27, 1973, with the Chairman of the Standing Committee on Civic Development and the Board of Administration, I have further reviewed possible approaches to planning in the Fairview area, particularly the slopes north of Broadway. Both the discussions referred to and my further review confirm the desirability of an area planning programme for the area to be undertaken by Planning Department staff in consultation with Fairview residents, owners, and businessmen, separate from the work of the False Creek Team. As Council is aware, there are many areas of concern on matters such as housing versus other uses, overshadowing by high buildings on Broadway, possible street changes and relationship of the area to the City's land north of 6th Avenue, all indicating the need for early action.

On November 1, 1973, I met with the President and a number of members of the Fairview Residents Association & Community Action Society to continue discussions initiated by the Department. We considered approaches to the planning process for the area and the role of the local planner. Arising out of these discussions, matters of particular significance should be noted:

- (A) The Fairview Residents Association & Community Action Society, which is the only organization in the area known to us, intends to canvass people from within and outside its membership to form a planning committee representative of the various interests concerned to guide the planning process, and to seek Council's endorsement of the Committee's role.
- (B) The Association will support a local area planner, employed by the City in the normal way, provided that the planner, while being professionally objective in his task, will genuinely direct his (or her) work towards satisfying the planning needs of the community.
- (C) The planning committee should be able to join with the Director of Planning in selecting the local planner.
- (D) The planning committee, and any other organization or individual, should continue to have the opportunity to approach Council directly on matters related to the planning of the area.

Our most urgent need is to obtain a planner who could be assigned full-time to the Fairview area. The degree of technical and secretarial assistance will require later reporting as the discussions in the community include possible joint use of proposed Local Initiatives Programme staff, presently

cont'd ....

Clause No. 5 (cont'd)

the subject of a request by the Fairview Residents Association and Community Action Society. At the time of preparing this report, it is not known whether this application will be successful and, also the term of employment of the L.I.P. staff, if approved, will have a bearing on Departmental staff requirements. The location and office requirements for the planner and other staff will be reported on after the discussions in the community have been carried further and there is more information on the L.I.P. application.

In these circumstances, I RECOMMEND that Council approve the establishment of one professional planner (subject to classification by the Director of Personnel Services) for full-time planning work in the Fairview area.

The estimated costs given below are based on the maximum salary of Planner II classification, to allow of adequate provision should the appointment be made at this level.

<u>Estimated Salary Costs</u>	<u>1973</u> <u>1 Month</u>	<u>1974</u> <u>12 Months</u>
Planner Salary and Fringe Benefits estimated at \$1,500 per month	\$ 1,500	\$ 18,000
Because of meetings in area and City Hall, an auto allowance will be required at \$25.00 per month	\$ 25	\$ 300
	<u>\$ 1,525</u>	<u>\$ 18,300</u>

Some of these costs may be shared with the senior governments if the work is accepted by them under the Neighbourhood Improvement Program provisions of the National Housing Act."

The Controller of Accounts advises that funds are available for 1973 within the departmental budget.

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

INFORMATION

6. Streets Capital Funds Transferred  
to "Subject to Varying"

The Director of Finance reports as follows:

"The 1971-1975 Five Year Plan included provision of \$1,800,000 to acquire property for the Melville-Dunsmuir Connector. The City however was able to acquire the property necessary to construct this connector through an exchange of land with the principal property owners. These transactions were previously reported to and approved by Council.

A summary of transactions in this account is as follows:

Capital funds approved in 1971-1975 Five Year Plan	\$1,800,000
Add: Net proceeds to City resulting from exchange of land	236,400
	<u>2,036,400</u>
Less: Other property acquisition costs	180,400
	<u>\$1,856,000</u>

The Director of Finance has transferred the excess \$1,856,000 from Streets Capital Funds to Capital Funds - Subject to Varying to make these funds available for other capital purposes which will be reported on to Council in the near future."

Your Board submits the matter to Council for Information.

RECOMMENDATION

7. Quarterly Review of Revenues and Expenditures  
As at September 30, 1973

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at September 30, 1973 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Current Surplus on Revenue Account

The Current Surplus on Revenue Account is the amount available at year-end for transfer to the City's accumulated Revenue Surplus of prior years. This current surplus (or deficit) is estimated during the June 30th and September 30th reviews of the budget and is the result of adjustments made to the original Revenue and Expenditure appropriations approved by Council at the beginning of the year.

June 30th Budget Review

It was noted in the report on the budget at June 30th, that revenues were expected to exceed original estimates by \$875,840 and expenditures were expected to exceed original estimates by \$367,100. The excess of the revenue increase over the expenditure increase amounting to \$508,740 was transferred to the Current Surplus on Revenue Account.

September 30th Budget Review

The following report shows additional increased revenues of \$816,000 are expected to be realized and that expenditures can be reduced by \$30,000. The total increased revenue plus the decreased expenditures amount to \$846,000 which will be transferred to Current Surplus on Revenue Account.

Year to Date

The total of the amounts transferred to Current Surplus on Revenue Account re the June 30th review (\$508,740) and the September 30th review (\$846,000) amount to \$1,314,740 which is the estimated surplus for the year 1973.

Revenue Variations

General Tax Levy

The General Tax Levy will be reduced by \$25,000 which is the net of tax write-offs and additions to the tax roll.

Sundry Rentals

Sundry rentals from property acquired by the City for civic purposes are expected to exceed original estimates by \$71,000 due to

(a) rental increases and additional properties acquired	\$65,000
(b) reduced expenditures re maintenance of City property	<u>6,000</u>
	<u>\$71,000</u>

Business Tax

Business tax revenue was originally estimated at \$10,000,000 for the year. A revenue increase of \$200,000 is expected to be realized due to a higher than anticipated supplementary business tax roll.

License Fees

An increased number of licenses issued and increased revenue from higher dog impounding fees are expected to produce an additional \$29,000.

Clause No. 7 (cont'd)Service and Inspection Fees

A revised schedule of fees, effective September 1st and increased building activity are expected to result in higher fee revenue as follows:

	<u>Increase</u>
Building Permits	\$10,000
Plumbing Fees	<u>17,000</u>
	<u>\$27,000</u>

Projecting Sign Fees

Based on the current billing data, revenue from projecting sign fees is expected to increase by \$20,000 from the originally estimated \$95,000 to \$115,000.

Provincial Court Fines and Fees

On the basis of fines and fees collected to date and projected to the end of the year, revenue from this source is expected to increase by \$125,000 from the originally estimated \$1,415,000 to \$1,540,000.

Scavenging Fees

- (a) Increased number of container accounts will result in an estimated \$56,000 additional revenue.
- (b) There has been a reduction in demand for special pick-ups and dumping and fees from these services will be reduced by about \$37,000.

Interest on Temporary Investments

Short-term investment rates have increased substantially over the rates in effect at the beginning of the year and are therefore expected to produce an additional \$350,000 of investment income for a total of \$2,350,000 for the year.

Expenditure VariationsHealth Department

There will be a net reduction of \$30,000 in the following salary appropriations due to unfilled vacant positions during the year.

Medical Staff	\$10,000
Mental Hygiene	30,000
Public Health Nurses	<u>25,000</u>
	65,000
Less reduced Medicare recovery	<u>35,000</u>
Net reduction	<u>\$30,000</u>

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budgets, if significant.

cont'd ....



Clause No. 7 (cont'd)

Transfers of Appropriations in Excess of \$500

The following transfers, made by Board of Administration Minute, are reported to Council for information.

- (1) Social Planning  
 To: 7803/90 - New Office Equipment \$ 1,148  
 From: 7801/1 - Salaries 1,148  
 To provide funds for the replacement of two electric typewriters.
- (2) Data Processing and Health  
 To: 7030/304 - Salaries - Temporary Help \$ 3,000  
 From: 6801/122 - Computer Costs 3,000  
 To transfer funds for keypunch services.
- (3) Accounts Office  
 To: 7010/103 - Salaries - Overtime \$ 1,000  
 From: 7010/101 - Salaries 1,000  
 To provide funds for additional overtime.
- (4) Planning  
 To: 7340/503 - Salaries - Overtime \$ 2,000  
 From: 7340/501 - Salaries 2,000  
 To provide funds for additional overtime.
- (5) Engineering  
 To: 8143/9430 - 5 Back Pack Blowers \$ 900  
 From: 8131/7838 - Mtce. No. 4 Comfort Station 900  
 To provide funds for the purchase of five back pack blowers.
- (6) Permits & Licenses  
 To: 6741/725 - Microfilming Program \$ 2,000  
 From: 6709/301 - Engineers & Plan Checkers - Salaries 2,000  
 To supply funds for temporary help for microfilming.
- (7) Planning  
 To: 7340/507 - Auto Allowances \$ 700  
 From: 7340/501 - Salaries 700  
 To transfer funds for estimated increase in auto allowance.
- (8) Engineering  
 To: 8131/7832 - Mtce. No. 1 Comfort Station \$ 2,100  
 To: 8131/7834 - " No. 2 " " 1,600  
 From: 8131/7838 - " No. 4 " " 3,700  
 To supply funds for the purpose of providing telephone ducts.
- (9) Welfare and Rehabilitation  
 To: 7901/300 - Auto Allowance \$ 6,300  
 From: 7901/1 - Salaries 3,150  
 From: 7901/399 - Canada Assistance Plan 3,150  
 To transfer funds for estimated increase in auto allowance.
- (10) Police  
 To: 6545/915 - Patrol Evaluation Study \$ 3,000  
 From: 6501/6 - Salaries - Court Officers 3,000  
 To supply funds required to complete the Police Evaluation Study.
- (11) City Archives  
 To: 8701/4 - Salaries - Temporary Help \$ 2,200  
 From: 8701/1 - Salaries 2,200  
 To provide funds for temporary help for Paper Repairer.

cont'd ....

Clause No. 7 (cont'd)

- (12) Permits & Licenses  
To: 6709/303 - Engineers & Plan Checkers - Overtime \$ 2,500  
From: 6709/301 - " " " " - Salaries 2,500  
To provide funds for additional overtime.
  
- (13) Engineering  
To: 8110/7123 - Air Pile Driver \$ 1,450  
From: 8110/7130 - Service Truck - Sewers 850  
From: 8109/7024 - Mtce. of Sewers 600  
To transfer funds for purchase of air-driven pile driver.
  
- (14) Planning  
To: 7308/91 - Alterations & Furnishings \$ 8,300  
From: 7305/1 - Salaries 8,300  
To supply funds for alterations to the Planning Department.
  
- (15) City Clerk's  
To: 7062/723 - Salaries - Overtime \$ 2,500  
From: 7062/739 - Night Council Meetings 2,500  
To provide funds for additional overtime.
  
- (16) Engineering  
To: 8036/2945 - Mtce. of Georgia Viaduct \$ 2,000  
From: 8036/2913 - Special Mtce. - Granville Bridge 2,000  
To supply funds for the maintenance of catch basins on the Georgia Viaduct.
  
- (17) Revenue and Treasury  
To: 7015/147 - Salaries Overtime \$ 2,000  
From: 7015/131 - Salaries 2,000  
To provide funds for additional overtime.
  
- (18) Welfare and Rehabilitation  
To: 7903/27 - Move Expenses - Single Men's Unit \$ 879  
From: 7901/3 - Salaries - Overtime 879  
To provide funds re moving expenses.
  
- (19) Personnel  
To: 7045/482 - Salaries - Overtime \$ 1,500  
From: 7045/481 - Salaries 1,500  
To provide funds for additional overtime.
  
- (20) Permits & Licenses  
To: 6709/303 - Engineers & Plan Checkers - Overtime \$ 1,000  
From: 6709/304 - " " " " - Temp. Help 1,000  
To provide funds for additional overtime.
  
- (21) Permits & Licenses  
To: 6701/4 - Administrative & Clerical - Temp. Help \$ 1,650  
From: 6705/64 - Plumbing & Gas Inspectors - " " 1,650  
To supply funds for temporary help - relief cashier.
  
- (22) Assessment  
To: 7038/402 - Salaries Overtime \$ 2,300  
From: 7038/401 - Salaries 2,300  
To provide funds for additional overtime.
  
- (23) Permits & Licenses  
To: 6760/803 - Salaries - Overtime \$ 2,000  
From: 6760/801 - Salaries 2,000  
To provide funds for additional overtime.

Clause No. 7 (cont'd)Summary and Recommendations

The Director of Finance recommends that

- A. The 1973 Revenue and Expenditure appropriations be adjusted as follows:

	<u>Appropriation</u>	
	<u>Increase</u>	<u>Decrease</u>
	\$	\$
<u>Revenues</u>		
General Tax Levy		25,000
Sundry Rentals	71,000	
Business Tax	200,000	
License Fees	29,000	
Source and Inspection Fees	27,000	
Projecting Sign Fees	20,000	
Provincial Court Fines and Fees	125,000	
Scavenging Fees - net	19,000	
Interest on Temporary Investments	350,000	
	<u>841,000</u>	<u>25,000</u>
Net Revenue Increase	<u>\$816,000</u>	
<u>Expenditures</u>		
Health Department Salaries		30,000
Expenditure Decrease		<u>\$30,000</u>
<u>Total Revenue Increase Plus</u>		
<u>Expenditure Decrease</u>	<u>\$846,000</u>	

- B. The total of the revenue increase plus the expenditure decrease which is estimated at \$846,000 be transferred to the Current Surplus on Revenue Account. "

Your Board recommends approval of the recommendations of the Director of Finance.

INFORMATION8. Contingency Reserve

The Director of Finance reports as follows:

"As requested at the Council meeting of November 6th, I wish to report that the balance in Contingency Reserve at that date was approximately \$335,000. On the basis of previous years' expenditures from the fund, the balance remaining is more than adequate to meet City needs to the end of the year, assuming there are no substantial unbudgeted costs (eg. snow clearing, etc.) incurred in the intervening period."

Your Board submits the foregoing report to Council for information.

CONSIDERATION9. Luncheon Request - Catholic Women's  
League of Canada

The City Clerk reports as follows:

"A letter dated November 6, 1973 from the Catholic Women's League of Canada, Vancouver Diocesan Council, has been received in this office. They advise that the Diocesan Council of the Catholic Women's League of Canada is hosting the National Convention in Vancouver at the Convention Centre at U.B.C. from August 5th to August 10th, 1974 and they are expecting between 250 and 300 delegates from across Canada and the Yukon. The Diocesan Council is requesting that Council consider a grant to their Organization in the form of a luncheon for the delegates.

Council has dealt with similar requests as follows:

Oct. 23/73	Canadian Federation of Business & Professional Women's Clubs	Dinner during Conference	not approved
Mar. 6/73	Canadian Physiotherapy Association	Luncheon during Conference	not approved
Mar. 6/73	French Language Weekly Newspaper Association	Luncheon during Conference	not approved"

Your Board submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION10. Extension of Temporary Help, Office of  
City Engineer - Files Consolidation

The City Engineer reports as follows:

"Funds were approved in the 1973 Budget, Account 8002/304 - Office of the City Engineer -Temporary Help, for the establishment of two Clerk Typist II positions (Temporary) for two months each to assist in the preparation of approximately 12,000 new end tab file folders and transfer of material as necessary to new open-shelf file hardware for the consolidated Engineering Department file system.

Work commenced on this program October 1, 1973 and after one month's operation, it is evident that the program is much more time consuming and requires more detailed preparation than was estimated. Our now, best estimate, based on current experience indicates that in order that this project may proceed in an orderly fashion, the continuation of the present temporary staff (who are now trained in the work involved) is required for an estimated employment period of six months. Provision should be made however, to further extend this employment period for an additional period of time, if this is found necessary to fully complete all required work.

The estimated cost to complete the program by extending the employment of the existing staff is:

1973 -	\$1,000 (Additional for December, 1973)
1974 -	\$2,950 (January to March 31, 1974)
	\$2,950 (Additional Temporary Assistance)

Because of other temporary staff being employed later in 1973 than provided for, funds are available in the 1973 Account 8002/304, Temporary Help to offset the proposed increased 1973 costs of approximately \$1,000.

cont'd ....

Clause No. 10 (cont'd)

I therefore request authority in advance of approval of the 1974 Budget to extend the two temporary Clerk Typist II positions into 1974 funds to be provided as follows:

- (a) December, 1973 costs to be charged to 8002/304, Office of the City Engineer - Temporary Help - \$1,000.
- (b) \$5,900 to be included in the above account in the 1974 Departmental Budget.

The Director of Personnel Services concurs with the classification of these positions and the report has been discussed with the Municipal and Regional Employees Union who also concur."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 344-5

PERSONNEL MATTERS

RECOMMENDATION

1. Provincial Committee for  
Courts Managements Studies

The Provincial Court Administrator and Co-Ordinator of Data Processing & Systems reports as follows:

"A very early outcome of the recommendations of the Matheson Task Force on Corrections has been the assignment of a high priority to the needs of the Courts in the Province. A comprehensive resume entitled "Report on Federal and Provincial Planning in Criminal Justice Matters" is in preparation. This gives a summary of all that has transpired at all levels over the last 6 months. It will be at least two weeks before this report is ready.

On September 21st, the Deputy Attorney-General appointed a committee entitled as above. Members of the committee are:

- |                   |   |
|-------------------|---|
| Mr. A. O. Delisle | - Co-ordinator Provincial Justice Planning & Research Unit.<br>(Chairman) |
| Mr. N. McDiarmid  | - Director Criminal Law,<br>Attorney-General's Department.                |
| Mr. D. Sheppard   | - Director, Law Reform & Research,<br>Attorney-General's Department.      |
| Judge P.S. Millar | - Representing the Chief Judge of<br>the Provincial Courts.               |
| Mr. J. Cram       | - B. C. Bar Association   |
| Mr. F. Prevost    | - Graham Brawn & Associates<br>(Physical Planning Consultants).           |
| Mr. G.T. Campbell | - Administrator,<br>Provincial Courts of Vancouver.                       |
| Mr. D.H. Mead,    | - Systems Analyst,<br>City of Vancouver                                   |

to advise him on the planning and implementation of proposed changes in Courts operations and administration.

The first meeting was held in Vancouver on September 27th for the purpose of acquainting members with the thinking of the Provincial Justice Planning Council. Their intentions, briefly, are:

1. Developing an administrative structure for appointment of Court Administrators elsewhere in the Province.
2. Developing on-line computer information systems.
3. Determining information needs for Planning & Review functions.

The next meeting is to consider a statement of objectives and time-tables to be drawn up by the Provincial Planning & Research Staff. Thereafter, meetings will be devoted to reviewing progress and defining requirements. It is intended that Messrs. Delisle & Sheppard will travel to Vancouver for meetings. However, some meetings may be held in Victoria.

Clause No. 1 (cont'd)

It appears that there is an advantage to Vancouver in being actively involved on the committee in that it serves to focus upon major local needs. Informal discussions have already produced tangible benefits in that the Province has agreed to give priority to computer based systems in Vancouver rather than elsewhere."

## YOUR BOARD RECOMMENDS:

- A. That Mr. G. T. Campbell, Provincial Court Administrator, and Mr. D.H. Mead, Systems Analyst, be authorized to serve on the Province's Committee for Courts Management Studies.
- B. That they be authorized to travel to Victoria as required in connection with the business of the committee, expenses being charged to Account No. 6601/90.

FOR COUNCIL ACTION SEE PAGE(S) 345

Board of Administration, November 16, 1973.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Re-Plotting Purposes Lot 1 & 2, Blk. 93, D.L. 264 A Known as 603 East 5th Avenue

The Supervisor of Property & Insurance reports as follows:

The City presently owns Lots A, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 93, D.L. 264A. Reference is made to Item 3, Property Matters, June 15, 1973, confirmed by Council on June 19, 1973, approving the acquisition of Lot 6, Block 93, D.L. 264A, and also authorizing the Supervisor of Property and Insurance to negotiate the acquisition of the remaining privately-owned lands in this block for future housing purposes.

The owners have offered the above property, legally described as Lots 1 & 2, Block 93, D.L. 264A, and known as 603 East 5th Avenue, for sale to the City for the sum of \$60,000.00, as of December 1, 1973. This price is considered to be realistic and represents market value in this area. The dwelling is presently occupied by a tenant who is in the process of moving out, and it is proposed to demolish same when vacant because of its age and condition.

These premises comprise a 2½ storey frame dwelling, plus a full basement, with a main floor area of approximately 780 square feet, erected in 1909 on a lot 33' x 122', plus an additional lot 33' x 122', both zoned R.M. -3. The dwelling contains 6 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior walls and heat is supplied by automatic gas-fired furnace.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$60,000.00 on the foregoing basis, chargeable to Code #4954/825, Property Purchases for Resale Account."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease Renewal Situated East and West sides of Arbutus St. Between 15th and 16th Avenues

The Supervisor of Property & Insurance reports as follows:-

"Until such time as a full six lane pavement is constructed on Arbutus Street, parcels A & B as shown on Plan WD416 are leased to Arbutus Properties Limited for a ten year term subject to one year's notice of cancellation after the first five years. The lessees were obligated to convey a portion of Lot 1, Block 465, D.L.526 for street widening at no cost to the City and to bear the entire cost of making the physical street changes to provide the additional parking at an estimated cost of \$9,500.00. Parcel A to be leased at \$25.00 per month and Parcel B at \$10.00 per annum.

The lease was assigned to Sonjan Enterprises Ltd. on May 31st, 1971 and in response to their request for a further lease renewal, the City Engineer has advised that a five year term subject to six months notice of cancellation would be in order.



Board of Administration, November 16, 1973 ..... (PROPERTIES - 2)

Clause 2 cont'd

Negotiations are now finalized and Sonjan Enterprises Ltd. by a letter dated October 22nd, 1973 concur with the recommendation of the Supervisor of Property and Insurance as follows:-

1. Lease term five years as of December 1, 1973
2. Cancellation - City to have right to cancel lease on six month's notice if all or part of the property is required for civic purposes.
3. Rental - \$128.50 per month plus taxes as if levied
4. Use - Parking purposes
5. Access - City to have right of access for purposes of maintenance and installing utilities
6. Remaining conditions as detailed in paragraphs 7, 8, 9, 10, 12 and 13 of lease dated January 2, 1964.

RECOMMENDED that all that portion of Arbutus Street adjacent to Block 464, D.L. 526 as shown outlined in red on plan WD416, referred to as Parcel A and West 1/2 of Lot 19 and portion of Lot 20, Block 465, D.L. 526 as shown outlined in brown on Plan WD416, referred to as Parcel B be leased to Sonjan Enterprises Ltd. for a five year term commencing December 1, 1973, subject to the foregoing terms and conditions."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Maintenance of City-owned Properties

The Director of Finance and Supervisor of Property and Insurance report as follows:-

"The authority of the Supervisor of Property and Insurance to carry out maintenance on City-owned improved properties is set out in the Administrative Manual, Section V, 'Finance Department', Property and Insurance Division, Paragraph 3(d) - (ii), as follows:-

'Improved Properties

Each year the Supervisor when estimating Sundry Rental Revenues shall estimate maintenance costs to be paid for from such revenues. Such maintenance will only be carried out when authorized by the Supervisor or his Deputy. The Supervisor shall obtain offers to carry out the work if the cost is estimated to exceed \$500. For lesser amounts the work may be assigned to a reputable contractor.

In cases of emergency (damage occurring after business hours, on week-ends or holidays) the Supervisor shall take whatever measures are in his opinion necessary to repair such damage and prevent further damage.'

A list of contractors who have carried out work for the City and who have established their reliability and competence is maintained for the various trades and services required.

Work is assigned to these contractors in accordance with their particular expertise and capabilities.

To maintain this list, there is a continuing process of contacting trade and service contractors who, if they show an interest in doing City work, are started on smaller projects. If found satisfactory they are called upon as required for as long as they are willing and able to provide the standard of service required.

It has been the practice, where time and circumstances permit (except in emergency or particularly urgent situations), to call for quotations from selected contractors for work expected to exceed the current \$500 limit. Contracts are then awarded by the Supervisor of Property and Insurance to the contractor submitting the lowest quotation or alternatively the most acceptable proposal.

Cont'd . . .

Board of Administration, November 16, 1973 ..... (PROPERTIES - 3)

Clause 3 cont'd

Assigning work of similar types to the various contractors provides the necessary guidelines for assessing the quality of work and the prices of each one against the others.

The limitation of \$500 for assigning work to reputable contractors has been in effect for at least 25 years, and due to continued inflation, this sum is now inadequate and far too restrictive to permit the Supervisor to take care of routine maintenance jobs. Such items as furnace replacement, painting, plumbing, etc., now exceed this sum.

At present, the only instance when the Supervisor may place a direct order with a contractor for work to exceed \$500 is for an emergency after normal hours, weekends, etc. There are, however, a considerable number of situations which, while they do not precisely fit this emergency definition, are definitely in the "urgent" category, and where the drawing up to specifications and the calling for offers, is not practical or does not serve the City's best interests. To have followed such a lengthy procedure in several actual instances would have:

- (a) Resulted in damage claims against the City of substantial sums;
- (b) Precluded the City from jointly working with a lessee who wished the City, on his behalf and at his expense, to expand the City's remodelling program to include additional facilities for his specific business operation.
- (c) Delayed the renovations to such a degree that we would have lost the lessee entirely -- or have lost sizable rental income during an extended renovation period.

The Director of Finance and the Supervisor of Property and Insurance, therefore, recommend that the Administrative Manual, Section V, 'Finance Department', Property and Insurance Division, Paragraph 3(d) - (ii), be amended as follows:-

Improved Properties

Each year the Supervisor when estimating Sundry Rental Revenues shall estimate maintenance costs to be paid for from such revenues. Such maintenance will only be carried out when authorized by the Supervisor, for which purpose work orders shall be issued, signed by the Supervisor or his Deputy. The Supervisor shall obtain offers to carry out the work if the cost is estimated to exceed \$1,500. For lesser amounts the work may be assigned to a reputable contractor.

In cases of emergency (damage occurring after business hours, on weekends or holidays) the Supervisor shall take whatever measures are in his opinion necessary to repair such damage and prevent further damage.

In situations where the Supervisor considers that an urgency exists or where it would not, in his view, be in the City's best interests to delay renovation or repairs by the drawing of specifications and calling for offers, the Supervisor may, with the prior consent in writing of the Director of Finance, assign work to a reputable contractor. This urgent direct action to be limited to situations where the work is not estimated to exceed \$5,000."

Your Board recommends that the above recommendation of the Director of Finance and the Supervisor of Property and Insurance be adopted.

4. Acquisition for Park Site #10 - Mount Pleasant

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Parcel G, Block 10h, District Lot 264A, known as 421 East 8th Avenue, forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975 confirmed by City Council on December 15, 1970. It is noted that this property is one of five remaining properties to be acquired in the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

Cont'd . . .

Board of Administration, November 16, 1973 ..... (PROPERTIES - 4)

Clause 4 cont'd

These premises comprise a 2<sup>1</sup>/<sub>2</sub> storey frame dwelling plus a full basement, with a main floor area of approximately 1,160 square feet, erected in 1906 on a lot 43.04' x 122', zoned R.M.-3. The dwelling contains 13 rooms (divided into 5 suites), 21 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. This dwelling has been well maintained and is in good condition for age and type. The suites are occupied by tenants on a month to month basis.

Following negotiations with the owners, they are prepared to sell for the total sum of \$59,290.00 in full settlement as of December 1, 1973. This settlement price is considered to be realistic and is endorsed by the City Solicitor; also the Parks Superintendent concurs in the purchase of this property. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$59,290.00 on the foregoing basis chargeable to Code #4189/- "

Your Board RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

5. Option to Repurchase Lot 19 of Lot X, Blocks 1 & 2, D.L. 311  
Situated: S/W Corner 65th Ave. & Cambie St.

The Supervisor of Property & Insurance reports as follows:-

"City Council on April 10th, 1972 approved the sale of Lot 19 of Lot X, Blocks 1 & 2, D.L.311 subject to the purchaser granting the City an Option to Repurchase at the net sales price if development was not started within 18 months or not completed within 36 months from the date of sale.

Construction has commenced on Lot 19 of Lot X, Blocks 1 & 2, D.L. 311 to a point where the foundations have been poured. In order to proceed with construction the purchaser requires more financing, but the Mortgage Company will not issue funds as long as the Option to Repurchase remains registered as a first charge against Lot 19 of Lot X in the Land Registry Office.

As the purchaser is acquiring these mortgage funds for the purpose of completing construction, it would be in order to allow a priority consent on the option, re completion, without unduly prejudicing the City's rights in this matter.

RECOMMENDED that the Mayor and the City Clerk be authorized to sign a priority consent, which would put the City's option behind the mortgage as a second charge.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. Point Grey Road Development of Park Land

The Supervisor of Property & Insurance reports as follows:-

"City Council on October 23rd, 1973 requested a report from the Supervisor of Property & Insurance with respect to the houses and number of people involved in the process of development of the subject park.

Cont'd . . .

Clause 6 cont'd

Reference is made to City Council meeting, "In Camera", dated February 6th, 1973, dealing with a Report of the Board of Administration, subject: N/S Point Grey Road - Balsam to Alma Streets Park Development Scheme. The report dealt with the total Point Grey Road acquisition programme, including details of those properties already owned by the City. City Council considered it desirable that certain of the properties acquired under the Scheme be physically developed for park purposes and one of the Resolutions was as follows:-

"FURTHER THAT, in consultation with the Park Board, the City proceed to open up those lands involved which are under City ownership now."

It was agreed that opening up Point Grey Road could best be accomplished by the demolition of City-owned property opposite Tatlow Park to provide a 317.89 foot frontage park site. This would require the demolition of the premises known as 2823-25 Point Grey Road and 2831 Point Grey Road and by the demolition of 3223-3225 and 3235 Point Grey Road, which would provide a clear site of 148.5 foot frontage.

Reference is made to Finance Department, Property & Insurance, information report of May 25th, 1973, advising that the Board of Parks & Public Recreation had agreed to these demolitions, and that the Property & Insurance Office was now working with the existing tenants towards vacating the premises by March 31st, 1974.

The details of the various properties are as follows:-

2823-25 Point Grey Road

Lot A of 13 & 14, Block 24, D.L. 192  
Duplex - occupied by 4 persons.

2831 Point Grey Road - Seagate Manor

Lots 11 & 12, Block 24, D.L. 192  
Apartment - 11 suites - occupied by 14 persons.  
Rear Cottage: occupied by 2 persons.

3223-25 Point Grey Road

Lots 23-25, Block 4, D.L. 540  
Dwelling - occupied by 5 persons.

3235 Point Grey Road

Lots 21 E $\frac{1}{2}$  and 22, Block 4, D.L. 540  
Dwelling - occupied by 3 persons.

TOTAL: 28 persons

It is to be noted that since February, 1973, two of the tenants in Seagate Manor, plus the occupants of the property known as 2823-25 and 3235 Point Grey Road, have already found alternative accommodation and vacated the premises. The accommodation was subsequently rented to new tenants, who were made fully aware of the City's intent to demolish next Spring and as a condition of rental, have signed statements that their tenancy is temporary and that they will vacate on their own when required. This represents 9 of the 28 people who will be forced to vacate.

On September 18th, 1973, all tenants were given advance notice in writing of the City's intent to obtain vacant possession by March 31st, 1974.

Clause 6 cont'd

There are two elderly people who may require assistance in relocation, but the others as far as we can tell, should be in a position to find their own alternative accommodations."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

(Delegation Request: L.J. Hawes, see letter attached; and letter of J. Banks)

INFORMATION AND CONSIDERATION

7. West-End School and Park Site #7  
Block 22, D.L. 185

The Supervisor of Property & Insurance reports as follows:

"The City Clerk has forwarded for report, a letter dated October 16, 1973, from the Board of Parks and Recreation requesting City Council to authorize demolition of all City-owned housing on Block 22.

The West-End School and Park Site #7 consists of all Block 22 and a major portion of Block 23. These properties are being acquired on a long term basis, and on acquisition, are under the management of the Property & Insurance Office. To date, all of Block 22 has been acquired plus approximately 70% of the proposed acquisitions in Block 23.

Use and occupancy of Block 22 is indicated on the attached map and consists of the following:

- a. Nelson Park situated on the west-end of the block.
- b. A small park development, 66'x 131' on the north-east corner.
- c. Two custom designed buildings, the Lorne Apartments, containing 16 self-contained one bedroom suites and the Minaki Lodge, a board residence for the elderly, containing 41 suites.
- d. A one family dwelling of which the rear yard and two adjoining vacant sites are used by Gordon Neighbourhood House as a supervised play area.
- e. A single family dwelling, to be demolished, and two adjoining vacant lots which comprise the site. Lots B, C and D recently approved by Council for use by Gordon Neighbourhood House for the location of a day care centre for a limited period of two years.
- f. Nine multiple conversion dwellings varying from three to 29 units each and having in total approximately 96 units.
- g. The remaining 1/3 of the block is School Board property on which are located portable classroom units.

In summary, the occupancy of Block 22 consists of approximately 155 living units occupied by about 175 residents of which approximately one-half would be senior citizens. It is not known at this time how many would be eligible for Senior Citizens' Housing. In 1969, the Board of Parks and Public Recreation requested that the structures in Block 22 be demolished to permit the park development to proceed. City Council, on June 19, 1969, resolved "That the Parks Board be advised that Council is not willing to allow demolition of these buildings at the present time." The concern of Council was the depletion of the older housing stock in the West-End.

Since 1969, the School Board has demolished three buildings to provide the location for the temporary classroom units and the City has this year demolished one single family dwelling which was vacant and in poor structural condition.

Enquiries regarding the completion date of construction of the West-End Community Centre and 525 unit Senior Citizens' High Rise, indicate that it should be ready for occupancy around June 1974. B. C. Housing Commission advise that they have a waiting list of 1,600 applicants at this time of which about 400 are pension couples who have indicated a preference for a West-End location. They are prepared to give priority consideration to eligible residents of Block 22 and would commence processing applications five to six months prior to the completion date.

Cont'd . . .

Clause 7 cont'd

Because of the uncertain future of the Block 22 properties, generally only essential exterior maintenance has been carried out and sufficient interior maintenance to maintain a reasonable standard of accommodation.

Exceptions to this are:

- a. 1112 and 1120 Nelson Street, which, under the terms of the acquisition, are rented to the previous owner, who operates them as lodging houses. These two are in poor condition inside and out and if retained for an extended period would require considerable repairs.
- b. The Lorne Apartments, 1150 Nelson Street and Minaki Lodge, 1138 Nelson Street, which are considered to be in good condition although in need of some deferred maintenance.
- c. The single family dwelling, 1130 Nelson Street, situated on the site of the Gordon House play area which is in good condition. On May 12, 1970, Council approved the use of this site by Gordon House and the renovation of the dwelling.

The balance of the structures may be considered to be in reasonable condition although some are quite shabby on the exterior.

The foregoing report is submitted for Council's information and consideration."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for Information and Consideration

RECOMMENDATIONS

8. Acquisition Britannia Community Services Centre Site  
1643 William Street  
Lot 17, Block 38, D.L. 264A

The Supervisor of Property & Insurance reports as follows:-

"On June 26th, 1973, City Council authorized the Corporation Counsel to apply to the Court for Orders for Possession with respect to three properties within the Britannia Community Services Centre Project area, including the above noted, (Lot 17, Block 38, D.L. 264A).

Subsequently, on August 14th, 1973, City Council, "In Camera", authorized the Supervisor of Property and Insurance to offer up to \$32,500.00, all inclusive to each of the three affected owners.

Further negotiations effected a settlement with one of the owners, but it was necessary to take possession of the remaining two properties, including the subject property, and the dwellings thereon were demolished.

The owner of Lot 17, Block 38, D.L. 264A accepted an advance of \$30,000.00 in September, 1973, pending final settlement. Following further negotiations, the owner, through his representative, has now offered to accept the sum of \$35,000.00 in full settlement of his compensation from the City. This amount is considered reasonable in view of all circumstances and the inflated real estate market, and has been approved by Central Mortgage and Housing Corporation. This settlement is endorsed by the City Solicitor.

The Britannia Community Services Centre now involves 77 properties and this property represents the 73rd negotiated settlement.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$35,000.00, inclusive of all consideration, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd . . .

9. Acquisition for Knight Street Widening 25th Avenue to 33rd Avenue

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement through to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(A) Lot 3, Block 2 of the South Portion of Blocks 1 & 3,  
D. L. 352  
4340 Knight Street

- |  |           |
|--|-----------|
| 1. Loss of land - (West 7 ft.) - 356.93 sq. ft.                                  | \$ 713.86 |
| 2. City Engineer to repair and make good any damage to lawn at no cost to owner. |           |

(B) Sub. 3 of Lot 1, South part of Blocks 1 & 3, D.L. 352  
4294 Knight Street

- |  |           |
|--|-----------|
| 1. Loss of land - (West 7 ft.) - 350 sq. ft.                                     | \$ 700.00 |
| 2. City Engineer to repair and make good any damage to lawn at no cost to owner. |           |

(C) Lot 4, Block 7, District Lot 705  
4824 Knight Street.

- |   |           |
|---|-----------|
| 1. Loss of land - (West 7 ft.) - 231 sq. ft.  | \$ 462.00 |
| 2. City to construct a concrete retainer wall across the front of the house to meet the new street grade, fill area to street grade and replace lawn, rebuild front steps to house, replace concrete walk and grade steps on the north side to rear yard. |           |

Estimated Cost \$1,350.00

(D) Lot 24 of Lot 1, Block 18, D.L.'s 391 & 392  
4381 Knight Street

- |  |           |
|--|-----------|
| 1. Loss of Land - (East 7 ft.) - 231 sq. ft. | \$ 462.00 |
| 2. Relocate wire fence at new property line  |           |
| 3. Relocate shrubs and plants                |           |

Estimated Cost \$ 350.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of lane on the foregoing basis, chargeable to Code # 148/7919."

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

10. Acquisition for Britannia Community Services Centre  
1637 Parker St.  
Lot 19, Block 23, D.L. 264A

The Supervisor of Property and Insurance reports as follows:-

"On February 27, 1973, City Council approved acquisition of the above property, (Lot 19, Block 23, D.L. 264A), for the sum of \$20,550.00, following receipt by the Supervisor of Property and Insurance of a written offer from the owner to sell to the City for that price.

As no money had been paid to the vendor, the offer was not legally binding and subsequently, the owner refused to convey the property to the City. The City Council, by Resolution dated April 10, 1973, then authorized the Corporation Counsel to expropriate the property and to apply to the Court for a Vesting Order.

Cont'd . . .

Clause 10 cont'd

In April, 1973, the tenants of the property vacated and the dwelling was vandalized to such an extent that the owner, in May, 1973, gave possession to the City to facilitate demolition.

Negotiations continued for some time with the owner's Solicitor who, in July, 1973, recommended to his client a final settlement for the sum of \$22,214.00.

The client subsequently decided to negotiate without Counsel, and in October, 1973, accepted an advance payment of \$22,000.00 as arranged with the City Solicitor, pending final settlement. He has since offered to accept \$25,000.00 as full and final settlement of his claim.

As noted, the owner had originally agreed in February, 1973, to accept \$20,550.00 as full compensation. The City Solicitor considers that in view of all circumstances, a final settlement in the amount of \$23,000.00 would be reasonable at this time, and recommends that a final offer in this amount be made to the owner. This suggested settlement would compensate the owner for his legal and appraisal costs of \$585.00 and would include interest on \$20,550.00 at the rate of 9% amounting to approximately \$1,233.00 to date.

RECOMMENDED: That the Supervisor of Property and Insurance be authorized to make a final offer to the owner of Lot 19, Block 23, D.L. 264A in the amount of \$23,000.00 as full and final settlement of his claim for compensation from the City, or failing acceptance of this offer, the Corporation Counsel be authorized to proceed with arbitration."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

11. Acquisition of 517 - 519 Hamilton St., Lots 11 & 12, Block 36, D.L. 541

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lots 11 & 12, Block 36, D.L. 541, and known as 517 - 519 Hamilton Street, comprises a two-storey brick building, constructed in 1910, on a 50' x 120' lot, zoned CM-1, Commercial. The building has 6,000 square feet on each floor and is in generally good condition.

The ground floor is leased to the City by Consolidated Holding Co. Ltd. for 10 years, from December 1, 1969, and is utilized by the Department of Welfare and Rehabilitation as a Single Men's Unit, (Records & Office), at a rent of \$12,000.00 per annum plus tax escalator (\$404.00 in 1973). Rental is subject to review in November, 1974.

The second floor was utilized as a rooming house and on April 30, 1973, Council instructed the Supervisor of Property and Insurance to acquire the lease to eliminate disruption to City staff on the ground floor resulting from water, etc., coming through the ceiling.

The lease, which expires on January 31, 1980, was acquired as of June 1, 1973. The lease requires a rental of \$9,000.00 per annum plus tax escalator (\$96.00 in 1973). Rental subject to review January 31, 1975 and January 31, 1978.

The second floor is now vacant.

On May 1st, 1973, Council, "In Camera", authorized the Supervisor of Property and Insurance to negotiate for the possible purchase of the property.

Negotiations were entered into with the owners who have now agreed to sell for the sum of \$225,000.00 as of December 31st, 1973, inclusive of all considerations.



Board of Administration, November 16, 1973 ..... (PROPERTIES - 10)

Clause 11 cont'd

The Supervisor of Property and Insurance is of the opinion that this figure represents market value.

RECOMMENDED: That the Supervisor of Property and Insurance be authorzied to acquire this property for the sum of \$225,000.00 on the foregoing basis, chargeable to the Land Purchase Fund."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted., the property be considered part of the City's Land Bank when acquired and subsequently leased to the City Welfare Dept.

FOR COUNCIL ACTION SEE PAGE(S) 346

BUILDING AND PLANNING MATTERS

RECOMMENDATION

- 1.    Illegal Suite: Hardship  
      Application - 3255 West 12th Avenue

The Director of Permits and Licenses reports as follows:

"Numerous complaints from Mrs. E.M. Davie have been received and reports submitted to Council regarding a basement suite in the above building. On April 2, 1973, Mayor Phillips requested that any further application for consideration under the Hardship Policy be referred to Council.

Our records show that on March 7, 1972 Council considered an application under the Hardship Policy from the owner of the above building and instructed the City Building Inspector to withhold enforcement action until March 7, 1973.

On March 26, 1973, the owner filed a new application for consideration under the Hardship Policy and a report was submitted to Council for consideration. On July 3, 1973, Council passed a motion that the application be referred to the Special Committee on Hardship cases.

Re-inspection of the building following City Council's motion found that the circumstances as presented to Council on July 3, 1973 had changed. Subsequently on October 12, 1973, the owner submitted a new application for consideration under the Hardship Policy. This new application indicated that the applicant was married, has three (3) children and is unemployed. After due consideration the Committee recommended that the application be approved for a period of one (1) year.

It is therefore recommended that the decision of the Committee be adopted."

CONSIDERATION

- 2.    Proposed Resubdivision in Portion  
      of Musqueam Indian Reserve

The Corporation Counsel reports as follows:

"On the 4th of July, 1970 the City entered into an agreement with the Crown Federal which dealt with various matters dealing with the development of the Salish Subdivision in the Musqueam Indian Reserve.

Because of the problems relating to the legislative jurisdiction of the City in respect of Indian lands, the Minister covenanted in the agreement with the City that the Salish Subdivision would be in accordance with a plan that is attached to this report and marked "Appendix 'A'". This Subdivision was registered and to date most of the lots have been sold.

In the original agreement the fifteen lots facing onto Salish Drive (shaded on Appendix 'A') were to be treated as being zoned RM-1 which would permit town houses and low density apartments. These lots were on the average 80'x120' and to date none have been sold. The Indian Band has now made an application to resubdivide the existing fifteen lots shown shaded on Appendix 'A' to create twenty-three lots, as shown lettered A to W on Appendix 'B' attached hereto, and sell the same for single family building lots. These lots are on the average 50'x 120'. The Approving Officer of the City is prepared to approve this subdivision plan and normally no action by Council would be necessary.

Clause No. 2 continued

However, because of the contractual arrangements with the owner of the property, it is imperative that Council indicate whether or not they approve of this resubdivision as proposed, which in fact would be agreement to a modification of the agreement with the Crown.

If Council has any reservations about granting the requested approval, the solicitor for the Indian Band would appreciate an opportunity to appear as a delegation. "

The Corporation Counsel submits the foregoing report for the CONSIDERATION of Council.

3. Development Permit #61467:  
3596 East Hastings Street

The City Clerk reports as follows:

"At the meeting held by Council on May 29, 1973, the Director of Planning reported on an application of Mr. J.W. Brown for a development permit to sell and rent collapsible tent trailers on an existing service station site at Hastings and Kootenay.

Council had before it at that meeting, the comments of the Technical Planning Board and the Planning Commission, both of whom recommended refusal.

An extract of the minute of that meeting dealing with this application is attached as Appendix A.

This information was forwarded to Mr. Brown by the City Clerk and under date of June 18, 1973, Mr. Brown advised the City Clerk that it was his understanding that the permit would continue as long as his grandson was at University and was not limited to the year 1973. Mr. Brown's letter is attached as Appendix B.

The City Clerk referred Mr. Brown's letter to the Director of Planning and Civic Development for comment and the Zoning Planner's memorandum of reply is attached as Appendix C.

The Minutes of that Council meeting have been adopted by Council on June 5, 1973."

In view of the difference of understanding between the Minute and Mr. Brown, the City Clerk submits the above report for the CONSIDERATION and instruction of Council.

RECOMMENDATION

4. Britannia Community Services  
Centre: Ice Rink

The Director of Planning and Civic Development reports as follows:

"With the approval of the ice rink plebiscite the matter of expediting the construction of the ice rink in Britannia has been reviewed by the Britannia Planning Advisory Committee. Construction on the total project is under way and it seems imperative that the necessary changes to the site development plan and development of plans for the ice rink should proceed as quickly as possible so that the ice rink can be constructed as part of the total centre and not as a later addition.

It is estimated that, as far as the present construction program for the balance of the centre is concerned, the earliest time at which ice rink construction could commence would be approximately six months hence. The development of designs and working drawings ready for letting a contract will take approximately six months.

cont'd....

Clause No. 4 continued

It is understood by the BPAC that the Parks Board wishes to develop a 'building program' for all five of the ice rinks covered by the plebiscite to ensure that the rinks are designed to give the greatest amount of service and, at the same time, to have the greatest economy in construction, operation and maintenance. It is understood that this work will take about three months.

Allowing for some delays in the start of the process of developing the building program and offsetting this against some possible overlap in the design of the Britannia rink and the total programming process, a construction start for the Britannia rink could be anticipated about nine months hence. This will still be within a reasonable total program for Britannia, though any delays beyond the nine months period could cause inconvenience and possibly extra expense.

The first decision in the case of Britannia, therefore, is to appoint architects for the ice rink. Other recommendations will follow on such matters as cost estimates, the form of the contract and the design of the ice rink, but these must necessarily follow the appointment of the architects.

The 'building program' for the Britannia Community Services Centre including schematic plans for the ice rink, was developed by the firm of Britannia Design and the architects for that part of the centre currently under construction is an association of the firm of Downs/Archambault and Britannia Design. It seems most appropriate, therefore, to extend the contract of the present architects to cover the ice rink.

Accordingly, the Britannia Planning Advisory Committee RECOMMENDS:

- (a) that the association of Downs/Archambault and Britannia Design be retained for the design of the Britannia ice rink and their contract extended accordingly
- (b) that, even though funds for the ice rink will come solely from City sources and none from School Board sources, the School Board Building and Maintenance Division be asked to supervise the work as an extension to and part of the total Britannia Community Services Centre
- (c) that the building programming process proposed by the Parks Board for the five ice rinks covered by the plebiscite include the Britannia ice rink, provided that there is no delay beyond a three-month period in a full-scale start on the preparation of detailed plans for the Britannia rink."

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LICENSE AND CLAIM MATTERS

RECOMMENDATION

B-5

1. License Fees - Hotels and Motels

The Chief License Inspector reports as follows:

"I have been advised by our Law Department that on November 7, 1973, the Provincial Legislature passed bill No. 120 being the Statute Law Amendment Act 1973. Among other things this act repealed Section 193 of the Municipal Enabling and Validating Act which was the section which prevented us from charging business license fees for hotel or motel accommodation.

In view of this I would recommend that the Corporation Counsel be requested to prepare an amendment to License By-law No. 4450 to provide License Fees as follows:

Hotel or Motel	\$15.00 per annum plus
	\$10.00 per dwelling unit
	\$ 7.00 per annum per housekeeping unit
	\$ 4.00 per sleeping unit

with these fees to be effective January 1, 1974.

This schedule is the same as for Multiple Conversions and for sleeping units in rooming houses.

I would further recommend that the whole matter of license fees for all types of rental accommodation be referred to the Standing Committee on Finance and Administration early in 1974."

2. Additional Fees - Swimming Pools

The Director of Permits and Licenses reports as follows:

"On December 18, 1972, City Council amended the License By-law to increase the license fee for apartments and clubs which contain swimming pool facilities, by one hundred dollars (\$100.00) per annum. This additional fee is to cover the increased Health Inspection costs. The amendment did not include other types of business operations which contain swimming pool facilities such as health spas, hotels and motels. There are approximately fifteen (15) swimming pools in these categories at the present time which are not paying the additional one hundred dollar (\$100.00) fee but are subject to inspections by the Health Department.

I RECOMMEND THAT the Corporation Counsel be requested to prepare an amendment to the License By-law to provide for an additional one hundred dollars (\$100.00) per annum license fee for all businesses, hotels and motels which have swimming pool facilities in connection with their operation. The additional fee to be effective January 1, 1974."

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON HOUSING

A meeting of the Standing Committee of Council on Housing was held on Tuesday, October 30, 1973 at approximately 10:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)  
Aldermen Massey and Rankin

ABSENT: Alderman Hardwick

COMMITTEE CLERK: M. Kinsella

The Minutes of the meeting of October 2, 1973 were adopted.

RECOMMENDATION

1. Senior Citizens Development at Fourth  
and Wallace - Progress Report

The Director of Housing, G.V.R.D., submitted the attached report detailing progress to date on the proposed senior citizens project, Fourth and Wallace.

A delegation of interested citizens from the Point Grey area were present at the meeting. Mr. Gray-Grant, representing the citizens, reiterated their concern that the development of this property be limited to that permitted under the RM-3A Zoning schedule with a FSR of under 1.0.

Mr. Casson, by means of a model, illustrated the proposed development. It will be confined to three storeys in compliance with the wishes of the residents and the instructions of Council. The delegation indicated their agreement with the proposed development.

RECOMMENDED

- A. That Council approve the G.V.R.D. Housing Department's proposal for the development of the site at Fourth and Wallace for senior citizen's housing on the basis of a three storey building, density of 1.0 and RM-3A Zoning;
- B. That Council request the G.V.R.D. Housing Department to proceed toward rezoning the site under the RM-3A Zoning Schedule;
- C. That Council consummate the sale of the land to the Provincial Government.

2. Skid Road Housing

The Chairman submitted for the consideration of the Committee a memo dated October 25, 1973 proposing:

- (a) That the November, 1975 time limit for implementation of the new Fire By-law be changed to July 1, 1974.
- (b) That the implementation of the Operator Permits in Gastown Skid Road be accomplished by July 1, 1974.

cont'd ....

Standing Committee of Council on Housing . . . . . 2  
October 30, 1973

Clause No. 2 (cont'd)

Your Committee discussed these proposals in detail with the Medical Health Officer and a representative of the Fire Department, who were both present. The Medical Health Officer pointed out that his Department, due to staffing difficulties, and time needed to prepare necessary manuals and set up examinations, would have difficulty meeting the proposed deadline for implementation of operator permits in the Gastown Skid Road area. He further requested that the deadline be set at October 1, 1974.

RECOMMENDED

- A. That Council change the November, 1975 time limit for implementation of the new Fire By-law to July 1, 1974;
  - B. That Council set July 1, 1974 as the deadline for implementation of operator permits in Gastown Skid Road,
- and that the Fire Chief and the Medical Health Officer be advised accordingly.

Your Committee deferred consideration of the remainder of the Chairman's memo to a later date.

INFORMATION

- 3. Request by the Chinese Members of the U.B.C. Alumni and Poon Yee District Society to Acquire Lotd 9-12 Block 109, D.L. 264A for Personal Care Home

Your Committee had for consideration a request by the Chinese members of the U.B.C. Alumni and Poon Yee District Society to acquire lots 9-12, Block 109, D.L. 264A, as well as a report from the Board of Administration dated October 2, 1973, which read as follows:

"I have been asked to prepare a report to Council on a letter from Mr. Luke Lee who wishes to acquire Lots 9 - 12, Block 109, District Lot 264A, on behalf of the Chinese Members of the U. B. C. Alumni and Poon Yee District Society, for a personal care home.

These four lots, which have been filled and are in an RM-3 Zoning, form a site at the South-west corner of 7th Avenue and Windsor Street, measuring 132' x 122'. The Planning Department have advised that it is an appropriate site for a personal care home and a Senior Citizens' development.

The property represents one of the sites which Council, on March 20th, 1973, recommended be offered to the Provincial Government for multiple housing, but which the Government subsequently rejected. However, on September 11th, 1973 Council approved a recommendation of the Standing Committee on Housing that the Greater Vancouver Regional District be requested to review this site with the Provincial Government with a view to purchasing it.

I would like to draw to the attention of Council that the Poon Yee District Society is only one of several groups who have expressed interest in acquiring these lots for Senior Citizens' development; for example, The East Enders' Society, The Annavets, B. C. Housing Foundation. In addition, there are several developers interested in consolidating the City's lots with privately held properties to create a large apartment or condominium site.

In the event a satisfactory sale cannot be arranged with the Provincial Government, in view of the fact that there is quite an interest in this property Council may wish to consider placing it on the open market."

Clause No. 3 (cont'd)

The Director of Housing, G.V.R.D., suggested that perhaps the best approach would be to put this land out to tender for development by a non-profit society for senior citizen's housing. He also stated that the G.V.R.D. Housing Department would give all available advice and assistance to any non-profit society who wished to develop this property.

RESOLVED

That the Provincial Government be requested to advise the Housing Committee by November 15, 1973 whether or not it wishes to purchase from the City Lots 9-12, Block 109, D.L. 264A as a number of non-profit societies have shown interest in acquiring this land for senior citizen's housing.

4. Progress Report - Strata Title Applications

The Board of Administration under date of October 25, 1973, submitted for information the following progress report on preparation of regulations with respect to Strata Title Applications:

"At its meeting of September 18, 1973, the Housing Committee requested a report from the Board of Administration in approximately one month's time with respect to the above matter. Although some progress has been made, it is now apparent that we will be unable to meet this deadline. The reason for this is that the present workload of the Departments involved has not permitted them to deal with this issue without neglecting other matters to which Council has assigned a high priority.

Specifically, with respect to the four items which are mentioned in the Committee Minutes, the progress has been as follows:

- (a) Prospectus - You have received a copy of Bill No. 29 'An Act to Amend the Real Estate Act' which has the effect of requiring submission of a detailed prospectus by a developer before the Province will approve a strata plan. This will make the City's present prospectus requirements redundant.
- (b) Sound Proofing - The City Building Inspector has investigated this question and expects to have his report completed within several days.
- (c) Management Problems - The Social Planning Department is analyzing the results of their own survey in this area and as well is investigating the material gathered in the U. C. S. study. Their report should be available shortly.
- (d) Developer Responsibility - You received a copy of the October 9th memo from the Director of Planning and Civic Development wherein he points out his problems in being able to meet the requested deadline. In the meantime, the Board has requested from Corporation Counsel a legal opinion regarding the appropriateness of a municipal requirement that developers provide a warranty to correct structural defects and make cosmetic repairs, and also an opinion as to the kind of liability which the City might incur through such a regulation."

RESOLVED

To receive the progress report of the Board of Administration dated October 25, 1973

The meeting adjourned at approximately 11:00 a.m.



REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

NOVEMBER 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, November 1, 1973, at 12:00 noon.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Gibson and Harcourt

ABSENT: Alderman Volrich

CLERK TO  
COMMITTEE: R. Henry

INFORMATION1. Review of Operations--Engineering Department

This was the sixth in the series of meetings concerning review of operations of civic departments.

The City Engineer had circulated, prior to the meeting, a report dated October 4, 1973, listing the present organizational structure and staff, the functions performed, and the Department's budget and programs, trends, and projections. Mr. Lawson and Mr. Curtis gave the Committee the comparison of service levels of costs and indicated that the levels of service in such areas as street cleaning were better than average in comparison with other cities in Canada. The topic of refuse collection was discussed and a comparison was made of other cities. Mr. Curtis referred to various graphs on display, showing trends of the various types of services.

Questions were raised on such topics as;

- 1) the opening up and repairing of city streets and the liaison with other utility companies in this regard.
- 2) snow clearing
- 3) refuse disposal
- 4) street lighting
- 5) improvements in sewer system
- 6) staff complement--in which the Committee was advised that it varies between 1,450 and 1,500 staff members depending upon the time of year.

RESOLVED,

THAT, the report of the City Engineer on the operations of his Department be received for information.

(A copy of the City Engineer's detailed report referred to is on file in the City Clerk's Office for perusal.)

The Committee adjourned at approximately 1:30 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

NOVEMBER 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, November 8, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Gibson and Harcourt

ABSENT: Alderman Volrich

COMMITTEE  
CLERK : R. Henry

RECOMMENDATION AND CONSIDERATION1. New Provincial Courts Building--Security Staffing

City Council on September 11, 1973, after considering a report of the Special Committee re: Provincial Courts Building, passed the following resolution with respect to security of the court-rooms;

"THAT the matter of security staffing in courtrooms be referred to the Standing Committee of Council on Finance and Administration for consideration and report back to Council, after receiving all relevant reports on the subject such as:

- (a) report from the Chief Constable on the analysis of savings in respect of police overtime;
- (b) report from the Administrative Analyst on the efficiency aspects inferred;
- (c) report from the Director of Finance on the various financial aspects and implications."

At this meeting of the Committee a report from the Board of Administration, dated September 20, 1973 was noted and considered together with a letter from the City Prosecutor, dated October 25, 1973 and a letter from the Municipal and Regional Employees Union, dated November 1, 1973, all dealing with the matter of security staffing for the courts.

The City Prosecutor and representatives from the Police Department and from the M.R.E.U. were present and took part in the discussion.

Commissioner Ryan advised that, in his opinion, a staff complement of 33 would be adequate to start with as a partial security plan, but that a review be made in three months of the escort constables to determine if the 4 provided initially would be sufficient, rather than 6 as suggested by the Chief Constable. The City Prosecutor and the Chief Constable went into the matter in some detail and referred to a chart showing the present staff situation, a partial security plan and a total security plan. Both the Chief Constable and the City Prosecutor felt that 33 people, proposed by the Board of Administration would not be adequate.

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION . . . . . 2  
November 1, 1973

It was advised that the Board of Police Commissioner are recommending that the partial security plan be adopted for the Courts Building.

The Committee, noting that the Judges had requested that there be a security officer in the court at all times, when it was in session, discussed the matter of whether it be a uniformed policeman or not. Reference was made to the M.R.E.U.'S letter suggesting that the court officers be civilians.

RECOMMENDS:

- a) THAT Council approve a total security staff of 33 persons and a list be prepared, in the meantime, by the officials on the composition of this total and job descriptions.

FURTHER, THAT a report be prepared by the Board of Administration 3 months after the courts are opened, with respect to escort duty personnel.

- b) THAT the escort personnel be uniformed police officers.

The Committee's attention was drawn to recommendations contained in the Board of Administration Report dealing also with other staff in the courts and, after amendment, it was;

RECOMMENDED:

THAT the following recommendations of the Board of Administration as contained in its report dated September 20, 1973 be approved after amendment as follows:

- (i) Five Police Constable Custodial Guards and four Police Constable Court Officers-(9) positions be established, effective December 1, 1973, so that training will be completed before duty commences on the estimated opening date of March 1, 1974.
- (ii) As funds for 1973 are not available in the Police Department budget, funds estimated at \$31,152 for the balance of the year for 1973 be supplied from Contingency Reserve. (For 1974 and subsequent years, the required funds will be supplied through normal budget procedures).
- (iii) Two (2) Assistant Prosecutors, two (2) Court Officers, two (2) Court Clerks I and two (2) Court Recorder positions be established, effective February 1, 1974, and the incumbents of 1 Assistant Prosecutor, 1 Court Officer, 1 Court Clerk 1 Court Recorder, appointed for the 4th Court (Family Division) be transferred to the New Provincial Courts Building, effective February 1, 1974.
- (iv) One (1) Clerk-Stenographer position be established, effective February 1, 1974.
- (v) The classification of the positions be in accordance with the recommendations of the Director of Personnel Services.

The Committee, in discussing whether the Court Security Officers should be police or civilians proposed that this question be referred to Council for CONSIDERATION.

(The list requested from the officials in recommendation a) above is attached to this report for clarification.)

The meeting adjourned at approximately 3:30 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 1, 1973 in the No. 1 Committee Room at approximately 1:30 p.m.

- PRESENT: Alderman Rankin (Chairman)  
Aldermen Hardwick and Marzari
- ABSENT: Alderman Linnell (Leave of Absence)
- COMMITTEE CLERK: M. Kinsella

Minutes of the meeting of October 18, 1973 were adopted.

RECOMMENDATION

1. Provision of Multi-Service Facility  
in the Central & Oliver Hotels

Council on August 28, 1973 approved in principle the provision of a multi-service facility in the Central & Oliver Hotels, at 42-48½ East Cordova Street, offering

- (a) Public Bathing Facility
- (b) Community Recreation Centre
- (c) Low-Cost Meal Catering

Council further authorized the Director of Social Planning to hire a consultant, at a maximum expense of \$2,000 to prepare detailed proposals with respect to the multi-service facility.

At its meeting of October 11, 1973, the Committee received the Consultant's report as well as a letter dated October 10, 1973 from the United Housing Foundation on this project. At that time, the Committee resolved that the Director of Social Planning undertake co-ordination of a comprehensive report on the proposed provision of a multi-service facility in the Central & Oliver Hotels for report back to the Committee as soon as possible.

. . . . .

The Director of Social Planning today submitted a report prepared in co-operation with the Medical Health Officer, Director of Finance, Supervisor of Property & Insurance, United Housing Foundation, Administrative Analyst and Downtown Community Health Society. The report dealt with the capital and operational costs of the three combined facilities and programmes. The capital costs include physical renovations of the ground floors and basements of the Central and Oliver Hotels, as well as the necessary furnishings and equipment. It was noted that the renovation costs are estimated at \$185,291.00, based on a cost of \$21.00 per square foot of building area. Representatives of the United Housing Foundation stated that they consider these renovation costs to be reasonably accurate. The Director of Social Planning pointed out that the estimate for the equipment and furniture for the food services is based on the assumption that the kitchen equipment from the Pacific Hostel would be utilized. The total capital costs for furnishings and equipment for the three services included in the

Clause No. 1 (cont'd)

mortgage for amortization is estimated at \$302,700.00. There was agreement with a proposal to amortize fixed equipment over 5 years and the renovations over 10 years. In addition, a start-up fund of \$15,000 would be required to purchase non-fixed furnishings and equipment.

The Committee went on to review operational costs for the three services.

(a) Food Services Operational Costs

There was discussion on the number of staff which the report estimated would be required and it was agreed that the staff for this service was under-estimated. Your Committee therefore instructed the Director of Social Planning to amend his report to include one additional assistant cook, one additional waitress-cashier, one additional dish washer and one additional maintenance staff. The Committee further instructed the Director of Social Planning to amend the estimate to reflect the increased salary costs of the additional staff. It was also considered that this estimate might still be low because of an imminent increase in the minimum wage.

(b) Bathing Facility Operational Costs

While your Committee did not amend the estimate for the operation of this facility, it was of the opinion that the salary for the Manager might have to be increased in view of the fact that he will be expected to operate a dry-cleaning machine. The Medical Health Officer suggested that, while it is important that this facility operate 7 days a week, a 12 hour a day operation would not be necessary, therefore this could be reviewed later.

(c) Recreation Programme Operating Expenses

Your Committee considered that this was a fair estimate of the cost of the proposed programme. It was noted that this programme will be under the direction of the Parks Board and is an extension of the present Downtown Eastside recreation programme operated by the Park Board out of the Downtown Community Health Society's premises.

There was further general discussion on the remaining estimates contained in the report and it was noted that the City's lease with the United Housing Foundation, which for mortgage purposes has to be for 20 years, will carry a five year review clause.

There was intensive discussion on whether or not the food services should be confined to the residents of the Central & Oliver Hotels complex. The consensus was that this service should be offered to all people on low income in the area. It was also suggested that the new service be available to any members of the public who wish to use it and that they be charged the full cost of each meal. There followed discussion on various means by which people on limited means, social assistance, mincome, etc. could be assured of receiving subsidised meals -- it was suggested that perhaps a simple identification card could be used and that meal tickets be offered for sale to holders of these cards on a weekly or monthly basis. It was suggested that the Director of Social Planning explore further a proposal to implement a two-price system for meals in this facility.

Clause No. 1 (cont'd)

Mr. Denofreo noted that the proposal involves several departments of the Provincial Government, i.e. the Provincial Secretary, Recreation, Housing and Human Resources. He suggested that, when the proposal has been finalized and approved by Council, the Committee forward it to the Honourable Norman Levi for preliminary discussions with the other Ministers involved, following which a meeting would be arranged with the Committee to negotiate Provincial cost sharing.

RECOMMENDED

- A. That Council accept the preliminary estimates of capital, equipment and operating costs for the combined dining, bathing and recreation facilities to be located in the Central & Oliver Hotels and as contained in the attached, amended report from the Director of Social Planning;
- B. That Council authorize the Committee to meet at the earliest opportunity with the Honourable Norman Levi to negotiate cost sharing of the proposed facility;
- C. That Council reconfirm the Downtown Community Health Society as Managers of the proposed facility.

INFORMATION

2. Increase in Rates Charged Residents of Senior Citizen's Homes

The Chairman stated that he had been advised that, effective December 1, 1973, the Fairhaven United Church Home for Senior Citizens proposed to raise its rates for room and board from \$130.00 to \$150.00. These rates were last raised in February, 1973 from \$110.00 to \$130.00 per month. The Chairman was concerned that although the pension for senior citizens was only raised \$9.00, the rate was being increased \$20.00 per month. The Director of Welfare and Rehabilitation stated that his Department has had a number of requests from operators of non-profit senior citizens' homes to increase rates.

RESOLVED

To refer the matter to the Director of Welfare & Rehabilitation for an information report back to the Committee as soon as possible, to include details of any subsidies, tax advantages, assistance with acquisition of property, finance, etc. and recommendations with respect to alleviating any hardship imposed on senior citizens by the increase in rates.

The meeting adjourned at approximately 2:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 356-7

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

NOVEMBER 8, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, November 8, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

ALSO  
PRESENT: Alderman Linnell

COMMITTEE  
CLERK: M. Sharkey

INFORMATION1. Store Closing Hours

At the meeting of City Council, November 6, 1973 the Council passed the following resolution:

"THAT the recommendation of the Board of Administration contained in this report be approved and therefore, the whole matter of Store Closing Hours be referred to the Standing Committee on Finance and Administration, and all interested parties be advised when the Committee will have this matter under discussion."

Chairman Bowers presented a report regarding the Store Closing Hours, By-Laws and enforcements.

A procedure for review of the present by-laws on store closing hours was outlined in the report and after considerable discussion it was;

RESOLVED THAT, the Director of Permits and Licences be requested to submit a report and recommendations on the following lines:

- a) suggestions for more uniform enforcement of existing by-laws
- b) suggestions for revising the categories of exempted stores
- c) suggestions for revising hours specified for all stores, this report to be based on information from the Law Department--on present regulations; Police Department, --on enforcing; and Clerk's Department,--on practices in adjacent municipalities, to be presented to this Committee for consideration and information of Council.

FURTHER, THAT recommendations of this Committee be presented to interested groups and individuals at public meetings early in January to obtain their views.

STANDING COMMITTEE OF COUNCIL ON . . . . . 2  
 FINANCE AND ADMINISTRATION  
 November 8, 1973

RECOMMENDATION

2. Preliminary Estimate of 1974 Operating Budget

A memorandum was submitted for information of the Committee by Chairman Bowers, outlining the purpose of preparing the Preliminary 1974 Budget Report by the Director of Finance. The purposes of preparing the document are:

1. To allow a better overview of the 1973 Operating Budget.
2. To permit Council to finalize the 1974 Budget at an earlier time.
3. To enable Council to make interim decisions for requests "in advance of the 1974 Budget".
4. To make representations to the Provincial Government on some Budget items.

The Director of Finance explained items listed and satisfied queries of the Committee. Early submissions of the Budget serve two purposes--decide the direction to be taken in determining the necessary cutbacks, and--establishes a position for positive planning.

Several pertinent items were discussed by the Committee:

1. Cost of grass cutting for City owned property
2. Cost of services
3. Enlarged grants or subsidies from the Province
4. Possibility of extra revenue from licensing
5. Priority system for further servicing
6. Health and Welfare costs
7. Cost of establishing a computer system for approved twice yearly tax billing

After lengthy discussion, the Committee,  
RECOMMENDS;

THAT the Mayor be requested to make an urgent appeal to the Minister of Finance for information as to what financial relief can be expected from the Province for the City of Vancouver in the areas of Per Capita Grants, Health and Welfare Costs, Ambulance Services, and Police Services.

FURTHER, THAT all Departments and Boards be asked to review their present estimated budgets and present reduced estimates where ever possible with priorities listed in the event that it may be necessary to reduce the Budget, and that this be done by December 15, 1973.

FURTHER, THAT the Finance and Administration Committee seek an early meeting with Vancouver members of the Legislature to impress upon them the urgency of the financial situation facing the City of Vancouver.

RECOMMENDATION

3. Five Year Plan, 1976 - 1980

Your Committee discussed this report, and following the discussion it;

RECOMMENDS:

THAT the following suggestions resulting from a meeting of the Mayor, Commissioner, and Director of Finance be accepted as guidelines.



STANDING COMMITTEE OF COUNCIL ON . . . . . 3  
FINANCE AND ADMINISTRATION  
November 8, 1973

1. THAT the City of Vancouver continue to have long range capital financing plans.
2. THAT the long range plans continue to be for five years.
3. THAT the five year plan shall include major capital projects involving City funds, except transportation (rapid transit).
4. THAT a plebescite on the next five year plan shall be held at the time of the next civic elections, in November, 1974.
5. THAT procedures for assembling the five year plan shall be as follows:

Note: a) - h) is recommended with the target dates being subject to reconsideration by the Director of Finance.

- " a) The Director of Finance shall be responsible for the assembly of the proposed five-year plan.
- b) Departments and Boards will be asked to submit requests for capital expenditures by March 1, 1974, in a format prepared by the Director of Finance.
- c) The format will include a summary sheet listing all their requests and ranking them in order of priority. (Some items may be split between priorities)
- d) For each item, there should be a single page of explanation - for the benefit of Council. This should give some break-down of costs, some justification of the priority, and an estimate of implied operating expenditures.
- (The Director of Finance may, in some cases, require additional working papers.)
- e) In addition to the above, Council will also invite suggestions for required capital expenditures from civic organizations (such as political parties, unions, area councils, CCCD, Board of Trade, etc.) with the same deadline.
- f) During April and May of 1974, the Director of Finance will scrutinize the requests, seek additional information required, check out figures on costs and implied operating expenditures, and investigate possible alternative financing for some items. (Operating budget, senior governments, or private donations.)
- He will assemble all requests and submit them to the Finance Committee.
- g) During the summer months, the Finance Committee will hold such hearings as may be necessary, and make its recommendations to Council. Council should finalize the five-year plan early in September, at the latest.
- h) In September and October 1974, publicity for the five-year plan will be prepared, for use at public meetings and in the news media. "

The Committee directed that the report would be reviewed in detail at the next Committee meeting.

The Committee adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 361-2

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

November 8, 1973

A meeting of the Standing Committee of Council on Community Development was held on November 8th, 1973, in Committee Room No. 2, Third Floor, City Hall, at 3:30 in the afternoon.

PRESENT: Alderman Volrich (Chairman)  
Alderman Rankin  
Alderman Marzari  
Alderman Harcourt

COMMITTEE  
CLERK: M. Sharkey

Adoption of Minutes

The minutes of the meeting of October 4th, 1973, were adopted.

RECOMMENDATIONS:

1. Liquor Permit Applications

- (a) 1607 East Hastings Street  
Development Permit Application No. 64456  
Zone: M-1 Industrial

The Zoning Planner submitted the following report with respect to the above application:

"The Technical Planning Board approved this application to use the existing building for a restaurant, licensed lounge and three separate cabarets. This was subject to a number of conditions prior to issuance of the development permit, one such condition being the development to be first reported to City Council's Committee with respect to the new liquor outlets.

The cocktail lounge has a floor area of approximately 1800 square feet and the three cabarets have a floor area of approximately 8200 square feet.

The property is situated on the northside of East Hastings Street with all the surrounding properties zoned M-1 Industrial District."

Mr. Baceda, of the proposed Baceda's Cabaret Limited, appeared in support of his application, and advised the Committee that he had already been issued a development and building permit and had begun construction.

It was noted that there were no neighbours in the neighbourhood as the area was industrial.

After further discussion, it was,

RECOMMENDED:

THAT the Committee notify the Liquor Control Board that they have no objection to the application for Baceda's Cabaret Limited.

cont'd....

- (b) Rohan\*s Rockpile Ltd.  
2723 West 4th Street

Mr. Xavier appeared in support of his application for a dining lounge, cabaret license at 2723 West 4th Street.

Groups in the area had been contacted by the Clerk's office soliciting comments from them regarding this application. No comments had been received.

Rohan\*s Rockpile Ltd. had secured a number of signatures in support of their application from:

- (i) Persons who live or work in the area directly surrounding Rohan\*s Rockpile Limited.
- (ii) Residents in the area directly surrounding Rohan\*s Rockpile Ltd.
- (iii) Merchants and businessmen in the area directly surrounding Rohan\*s Rockpile Ltd.

Following discussion, the Committee,

RECOMMENDED:

THAT the Liquor Control Board be notified that the Committee has no objection to the application of Rohan\*s Rockpile Ltd.

2. Illegal Suites

On June 19th, 1973, City Council directed that a staff Committee of appropriate officials including the Director of Permits and Licenses, the Director of Planning & Civic Development and the Corporation Counsel consider submissions made to the Committee and fears expressed by Committee members with proposals for the creation by conversion and the use of additional separate living accommodations in private homes, particularly for senior citizens, handicapped persons, in-laws and students, and report on the two alternatives of:

- (a) The application of the proposals to the full City, with provisions for areas to opt-out, or
- (b) The application of the proposals to areas of the City as requested by persons in these areas.

The Committee be asked to consider in its report, regulations governing standards of accommodation and the question of means by which the rents charged maybe taken into account at the time the proposals are granted and to report on recommended procedures and by-laws and Charter changes involved in their recommendations.

Further resolved that a public meeting be held to secure reactions to proposals to be developed and reported on before they are implemented.

Staff members of the Departments of Planning & Civic Development, Department of Finance, Department of Permits & Licenses and the Corporation Counsel were present and entered into discussion with the Committee. Maps with overlays were presented in support of the report, demonstrating the proposed boundaries for division of areas based on the polling districts presently established.

The Staff Committee reported that they have reviewed the following policies and formed recommendations:

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A. RS-1 Areas

Additional suites are prohibited in the RS-1 district schedule of the Zoning and Development By-law. The By-law permits the Technical Planning Board to allow limited time retention of all suites installed prior to June 18, 1956 and which were continuously occupied since then. The moratorium presently in effect applies to this group.

RECOMMENDED

- (1) The Technical Planning Board's previous discretionary power to permit limited conversions in the RS-1 areas should be restored and applied to the RA-1, RS-1, RS-3, RS-4 districts. In exercising this discretion the Technical Planning Board should consider the following:

- (a) size and convertibility of the building
- (b) age of the building
- (c) general amenity of the district
- (d) that no structural changes to increase the present outside perimeter of the building be permitted.

Zoning and Development By-law change required.

Note: If Council approve this recommendation it is suggested that direction on the interpretation of (b) above (age of building) be given to the officials for past policy envisaged buildings in the 50-60 year old category. Council may wish to include buildings of more recent vintage (say 20-30 years old), however, buildings in this period, due to their size and lay-out, do not lend themselves as readily to conversion.

- (2) Those suites presently being occupied under the moratorium be reviewed in light of this policy, if approved.
- (3) That the date of June 18, 1956 as provided in the Zoning and Development By-law for other than RS-1 districts be brought forward to April 1, 1964 to coincide with the provisions of Section 565A(e)(i) of the Charter and be applied to RS-1 districts. (If approved there will be consequential amendments needed in other Zoning schedules.)

B. Hardship Policy

Applies to either owner or tenants and the owner need not occupy the premises. Almost all are located in RS-1 areas. The committee of officials reviews applications under this policy and makes recommendations to Council. If the report is approved the suite can be occupied for the duration of the hardship case.

RECOMMENDED:

THAT the present policy be continued.

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C. Parent Suites

This policy allows parents to occupy suites in their children's homes upon original and annual declaration of the relationship.

RECOMMENDED:

THE policy be continued and expanded to permit parents to have their children in a suite in their home.

D. Other Than RS-1 Areas

The Technical Planning Board since 1956 has had the authority to permit conversion of buildings to multiple occupancy on a "life of the building" or retention on a "limited period of time" basis. The Technical Planning Board still attempts to obtain improvements to the limited period of time group and is quite successful in this endeavour. There are cases, however, where the applicant refuses, or is unable to make any improvements and the life of these suites is only extended in accordance with the present moratorium.

RECOMMENDED:

THE Technical Planning Board continue to obtain improvement to the limited time group and that if satisfactory compliance can be obtained the suite be permitted for extended periods of time.

It is suggested that the policies referred to above would provide additional accommodation in private homes for all citizens, (including senior citizens, handicapped, in-laws and students), if the recommendations as noted are implemented.

II.

RECOMMENDED:

THAT the Hardship, Parent Suite and other than RS-1 policies, as presently in effect and as recommended for adjustment as noted in I above, be retained.

THAT the additional proposal affecting RS-1 areas as noted in I(1) in this report be the subject of opting in to the new proposal if the citizens in an area wish. This is alternative (b) of the Committee resolution.

The attached map shows the present polling districts as obtained from the City Clerk, as well as boundaries around the RS-1, One Family Districts and grouped in generally accepted local area boundaries (adjusted slightly to coincide with groups of polling districts). It is suggested that in the larger districts, not all of a district may wish to opt in, thus opinions of owners from portions can be more readily obtained using the polling districts. Hence, polling districts are an essential basis for drawing up boundaries.

It is suggested that more accommodation would be available in private homes if the amended policies as noted in I above (Hardship, Parent Suite, and Other Than RS-1) and the proposal noted in II were approved. These would be available for all citizens, including senior citizens, handicapped persons, in-laws and students. These groups have been, and would be, prime applicants under the Hardship Policy for either financial or health reasons.

The Committee,

RECOMMENDS:

THAT if Council wish further consideration for, say senior citizens, that they be permitted in private homes the same as in the Parent Suite Policy regardless of any other wishes of an area.

III.

Reference has been made to the possibility of relaxing other By-laws, relative to the illegal suite problem. Past policy has been to relax the ceiling height provision of the Building By-law and allow ceiling height to be one factor in assessing the quality of accommodation. Otherwise, the By-laws are enforced to the same degrees that they are in the case of any other alteration job. This policy appears to be fair and reasonable and should be continued in any new approach to the illegal suite problem.

IV.

The Standing Committee also asked that the following two points be considered by the staff committee.

- A. "that tax concessions may be used as a means of encouraging provisions of living accommodation in private homes".

Comment of the Director of Finance:

Tax concessions (property tax category)

- 1) tend to be inequitable in themselves or lead to abuses that give rise to inequities;
- 2) are normally extremely difficult and expensive to administer;
- 3) hide the cost of doing whatever it is that the tax concession is designed to help.

I would strongly recommend against tax concessions being used for the stated purpose both for the above reasons and for the reason that, in my opinion, the economic return from a suite, to the homeowner, represents a very attractive return on his investment and that this is all the incentive that is needed.

However, if Council is of the opinion that tax concessions are necessary and desirable then I would suggest that tax concessions take the form of tax credits (i.e. grants) based on the value of suites, which would be administratively very difficult, or perhaps more appropriately on the number of persons housed in any given suite. These grants would be reported to Council once a year for action and would then be applied against the taxes on the appropriate properties.

The Corporation Counsel advises:

The City cannot make grants or tax concessions to encourage development of suites or reduce rents without amendment to the Charter or Assessment Equalization Act.

- B. "that some endeavour be made to moderate rent increases for accommodation provided in any illegal suite policy".

Comment of the Director of Finance:

Presumably this means rent control. If controls are implemented then the supply of suites would likely be reduced for there would be an unwillingness to gamble the cost of putting in a suite in a demand-supply market if

cont'd....

we are going to limit the owner's return to less than the free market rate. However, if we do not control the rents then demand may push rents up because of short supply. However, because of the relative ease of putting in suites this would, in my opinion, immediately cause the supply to increase. Because of the minimal capital investment required and the very attractive return obtainable, I feel that this segment of the housing market would be very sensitive to demand (i.e. quick increases in supply) with the result that rentals would remain reasonable in a relative sense.

However, again, if Council wishes to implement rent control then it would presumably be tied to the tax grants dealt with above, so that a home owner with a suite would not be entitled to the grant unless his rents were controlled in a manner satisfactory to the City. Presumably the City could not implement rent control without legislative changes, unless the City in turn is providing the owner of the suite with some benefit. The City could of course apply to the Provincial Government for power to control rents in suites, independent of any benefit derived from the City.

The Corporation Counsel advises:

The City does not have power to moderate rents under current provincial legislation.

The Committee concurs with the Director of Finance and the Corporation Counsel.

Following lengthy discussion on various points: i.e. Hardship Policy, Parent Suites, Tax Concessions, Conversions in Single Family Neighbourhoods, Number of present Illegal Suites, Control of Rents by Licensing, it was:

RECOMMENDED:

THAT the above report of the Staff Committee be accepted.

The Committee considered the Staff recommendations, and concurred that the following recommendations be approved:

- (i) That the Hardship Policy be retained.
- (ii) That the Parent Suite Policy be retained and extended to permit parents to have their children in a suite in their home.
- (iii) That the Technical Planning Board continue to obtain improvement in conversions in other than the RS-1 districts and if satisfactory compliance can be obtained that the suite be permitted for extended periods of time.
- (iv) That the discretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposal.
- (v) That the date of June 18, 1956 as provided in the Zoning and Development By-law for other than RS-1 districts be brought forward to April 1, 1964 to coincide with the provisions of Section 565A(e)(i) of the Charter and be applied to RS-1 districts.
- (vi) That the procedure as described in the report for setting district boundaries, so that the opinion of the public can best be obtained and adjudicated, as referred to in 4 above, be adopted.

Report to Council, Standing Committee on  
Community Development, November 8, 1973 . . . . . 7

Illegal Suites continued

NOTE: Voting for recommendation #7:

For: Aldermen Marzari and Rankin

Against: Aldermen Harcourt and Volrich

(vii) That if Council wish further consideration for a specific group of citizens, say senior citizens, that they be permitted in private homes the same as in the Parent Suite Policy, regardless of any other wishes of the citizens in the district.

The result of this voting being a tie vote, the Committee seeks the direction of Council.

**\*\* Opting Policy**

Section 4 of the Staff Committee recommendation adopted by the Committee is as follows:

"That the discretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposals."

The Committee recommends that in areas where illegal suites are realities, public meetings be arranged to request the opinion of residents and owners regarding this proposal and giving the areas the choice of opting 'in' or 'out' of the proposal. It is suggested that the areas to be approached first are: Riley Park, Kitsilano, Grandview-Woodlands and Kensington Cedar Cottage.

3. Areas E & F -  
Champlain Heights

A report prepared by the Department of Planning and Civic Development was deferred to the next regular meeting of this Committee.

The Committee adjourned at 5:10 p.m.

\* \* \* \* \*

At a subsequent meeting of this Committee on November 15, 1973, the recommendation:

\* Item 1 (b) "age of the building" was deleted.

\*\* Re "Opting Policy" was rescinded to be considered by this Committee at a later date.

FOR COUNCIL ACTION SEE PAGE(S) 362



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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

NOVEMBER 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room Third Floor, City Hall, on Thursday, November 1, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Gibson and Harcourt

ABSENT: Alderman Volrich

COMMITTEE  
CLERK : R. Henry

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RECOMMENDATION

1. Inter-departmental and Aldermanic Library

This Committee on March 1, 1973 submitted a report to Council with respect to the Municipal Reference Library. Council, on March 13, 1973 deferred action on the proposal, pending receipt of a report by Alderman Gibson with respect to the principle of establishing a Branch Library at City Hall.

Pursuant thereto, Alderman Gibson, at this meeting referred to the topic and spoke of the need for such a Branch Library at City Hall. (Copy of Alderman Gibson's report is circulated for the information of Council)

RECOMMENDED:

THAT an Inter-departmental and Aldermanic Library, as a branch of the main public library, be established at City Hall, to be located in the area presently utilized by the Board of Administration (Third Floor, East), and authority be given for the necessary furniture required.

THAT a Librarian II, salary range \$12,660-\$13,860 plus fringe benefits, as recommended by the City Librarian, be added to the Vancouver Public Library staff. The Board of Administration to submit a report on any capital costs involved.

The Committee adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 367.....